

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



32 Rennie Court, Kelso

TD5 7JY

Guide Price £135,000



A modern and well-proportioned ground floor apartment, located centrally within the popular town of Kelso with lovely views towards the Abbey and War Memorial and close to pleasant riverside walks. Ideal as a first time buy, occasional home, easily maintained downsizer or as an accessible property as it has the benefit of wheelchair wide doors and low light switches. This property has many pleasing features including great storage space, two generous double bedrooms, bright lounge with patio doors, spacious wet room, fully fitted kitchen, its own front door, dedicated parking space and private area of garden with bin store. Early viewing is considered essential.



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Vestibule
Hall
Lounge
Kitchen
Two Double Bedrooms
Wet Room

Electric Heating
Double Glazing
Secure Entry System

Shared Area of Garden with Bin Store
Dedicated Parking Space



Location

Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish-style Town Square. There are excellent facilities in Kelso including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The dishwasher, washing machine, fridge and cooker are also included in the sale.

Services

Mains drainage, water and electricity. Electric heating, double glazing, secure entry system.

EPC

C

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement. The property is currently unoccupied and ready for early entry with no chain.

Factor Charge

A monthly factor charge of £5.38 applies for this property.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
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Selkirk, Tel 01750 723 868
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Approximate Gross Internal Area = 77.6 sq m / 835 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1071782)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.