



8 Tweed House

Roxburgh Street, Kelso, TD5 7FB



2 bed



1 public



2 bath



Well Appointed First Floor Apartment, With Allocated Parking Space, Secure Entry Phone System And A Highly Convenient Central Location Off The Town Centre And Close To Riverside Walks.



This contemporary and well-presented first floor apartment is finished in stylish neutral tones throughout, and makes for an ideal starter or investment purchase being easily maintained and efficient to run, enjoying a convenient Town Centre location with private parking and fantastic proximity to local riverside walks.

LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

HIGHLIGHTS

- Private Residents Parking
- Fully Integrated Kitchen
- Good Rental Return
- Stylish and Contemporary Finish
- First Floor Accommodation
- Central Location, Close to Amenities
- All 1's on the Home Report

ACCOMMODATION SUMMARY

Secure Entry System. Entrance Hall, Lounge, Fully Fitted Kitchen, Two Double Bedrooms (Master En-Suite) and Family Bathroom. Residents Parking.

ACCOMMODATION

With a shared and well kept entrance hallway servicing the apartments, with security entry phone system and a rear door allowing access to the private parking area, 8 Tweed House sits on the first floor. A welcoming entrance hall allows access to a large built-in storage cupboard housing the electricity meters and hot water tank, with a further cloaks cupboard providing good storage and further doors to the bedrooms and living accommodation.

The lounge is situated to the front of the property with double windows allowing good levels of natural light with plenty of space for freestanding furnishings. The neighbouring fully fitted kitchen is an excellent use of space, with a range of contemporary wall and base units with ample worktops, integrated appliances, decorative tiled splashbacks and under



unit lighting.

The bedrooms sit to the far end of the hall, with a well appointed master bedroom benefitting in-built wardrobes and modern en-suite shower room, with a second bright double bedroom also with inbuilt storage. The main bathroom is spacious and presented with a white three piece suite. Both bathroom facilities benefit from under floor heating.

EXTERNAL

The apartment benefits from private residents parking to the rear with an allocated parking space per property, accessed from Bowmont Street with secure entry and pedestrian access from Roxburgh Street.

SERVICES AND ADDITIONAL INFORMATION

Mains electricity, water and drainage. Double Glazing. Electric Heating. Under floor heating in the en-suite shower room and family bathroom. Monthly maintenance charge approx. £56.67 per month.

COUNCIL TAX AND ENERGY EFFICIENCY

Council Tax and Energy Efficiency Band C

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE AND MARKETING POLICY

Offers Over £120,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - Enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.