

5 Abbotseat

Kelso, TD5 7LR

A Bright and Spacious Two Bedroom, End of Terrace House
For Sale As A Whole • Offers Over £140,000

Edwin
Thompson







BRIEF RESUME

- Two Bedroom End of Terrace House,
- The Property is Bright and Spacious,
- Close to Local Amenities,
- Ideal For First Time Buyers.

DESCRIPTION

Discover the allure of this delightful 2-bedroom end-of-terrace house nestled in the sought-after residential area of Kelso. This home presents an excellent opportunity for those seeking a property they can renovate to put their own stamp on. Although the property itself is in fantastic condition the dated but neutral décor gives a great starting canvas for someone looking to make this house their home. The bright and spacious living space allows you to create a warm and inviting area for entertaining family and friends. The large kitchen diner is a fantastic space and has been designed with functionality in mind, offering ample storage with plenty of wall and base units as well as a sizable pantry cupboard. It has a convenient layout that makes cooking a pleasure. Upstairs there are two well-proportioned bedrooms, providing a tranquil space for rest and rejuvenation. These rooms offer ample natural light and are thoughtfully designed with built-in storage. Perfect for a small family, a couple, or those desiring a guest room or home office. This property would be a great addition for a landlords portfolio or someone looking to start a buy to let

investment. The newly fitted walk in shower in the bathroom has been done to a high standard which would be easy to match if renovating the rest of the room. The charming exterior showcases the well-maintained wrap round garden. The benefit of the detached garage, which is big enough for a car and the perk of off road parking on the driveway. There is also ample space for on road parking in front of the property. The unique shaped garden to the rear of the property is ideal for alfresco dining or catching the evening light to enjoy the fresh Kelso air.

LOCATION

Abbotseat is a desirable location that combines peaceful living with easy access to local amenities. Explore the vibrant Kelso community, with its local shops, amenities, and charming cafes just a short stroll away. Nature enthusiasts will appreciate the proximity to picturesque parks and scenic walking trails, allowing for tranquil escapes amidst stunning landscapes. Immerse yourself in the stunning surroundings that Kelso has to offer. From rolling hills and meandering rivers to vibrant forests and lush greenery, this region is a haven for nature lovers. Explore the expansive Kelso Abbey grounds, enjoy leisurely walks along the River Tweed, or take in panoramic views from the nearby Floors Castle. Kelso is steeped in history, boasting a wealth of architectural treasures and stories waiting to be discovered. Explore the cobbled streets and admire the beautiful Georgian buildings that line the town

centre. Marvel at the grandeur of Kelso Abbey, a majestic testament to the town's rich past. Kelso offers a myriad of outdoor activities to suit every interest. Embark on thrilling hikes along scenic trails, enjoy a round of golf at the renowned Kelso Golf Club, a day out at Kelso race course or indulge in a day of fishing on the famous River Tweed. With a range of sporting clubs and facilities, there's always something to keep you active and engaged. Experience the warmth and friendliness of the Kelso community. This vibrant town hosts a variety of events throughout the year, including festivals, markets, and cultural gatherings. Engage in lively conversations with locals at the cozy cafes or browse through unique boutiques for that perfect find. Despite its peaceful ambiance, Kelso offers a wide range of amenities to cater to residents' needs. Discover a plethora of independent shops, quality restaurants, and traditional pubs, all contributing to the town's distinctive character. For families, Kelso offers excellent schools and educational facilities. Kelso's central location provides easy access to a host of attractions in the Scottish Borders and beyond. Visit the historical sites of Melrose or Jedburgh, explore the captivating beauty of the Borders countryside, or take a short drive to Tweedbank and nearby Galashiels both within half an hour and catch the train to Edinburgh for a day of cultural indulgence or to Berwick-upon-Tweed for a coastal visit and access to the east coast train line route to Kings Cross London amongst others destinations.





AREAS

The property has been measured to provide the following approximate areas:

Description	Sq m	Sq Ft
5 Abbotseat	69	742

E & oe Measurements taken using a laser measurement device.

Energy Performance Certificate

C79

Services

All mains services are understood to be connected with the main heating system being gas fired, with app controlled smart heating system in place.

Tenure

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

What3words///

///memory.buck.strumming

Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors

76 Overhaugh Street

Galashiels

TD1 1DP

Tel. 01896 751300

E-mail: a.welsh@edwin-thompson.co.uk



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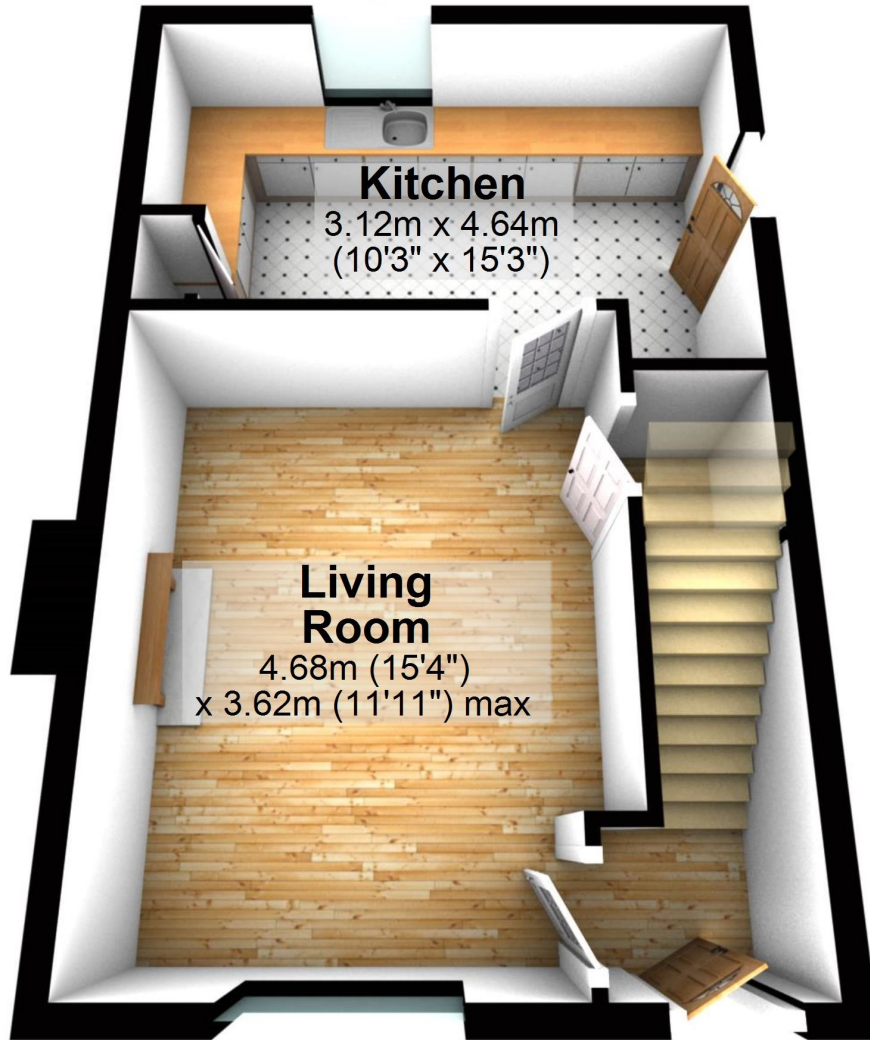
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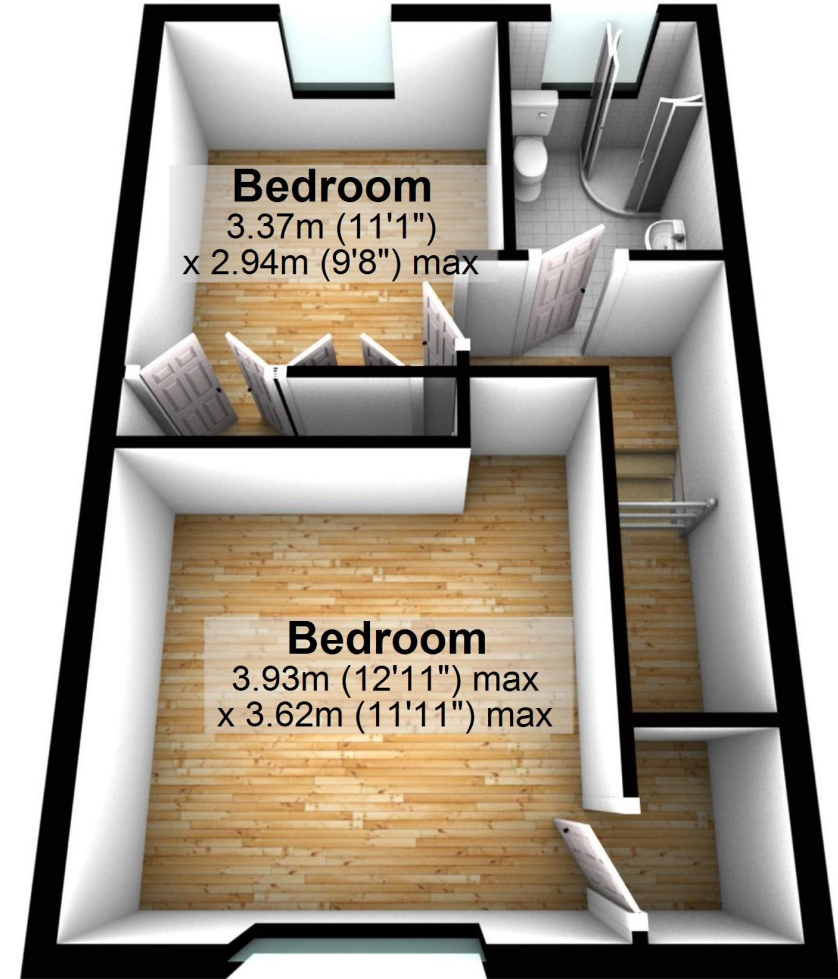
Ground Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



First Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



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Thompson



Galashiels Office

T: 01896 751300

Edwinthompson.co.uk