



14 Woodmarket, Kelso, TD5 7AX

Offers over £235,000





14 WoodmarketKelso, TD5 7AX

- 2 Bedroom Maisonette
- Recently Refurbished
- Open Plan Living
- Gas-Fired Central Heating and Double Glazing
- Modern Fixtures & Fittings
- 3 Bathrooms + WC
- Close to Amenities

We are delighted to offer this modern 2 bedroom maisonette set in the heart of Kelso. The property offers spacious open plan living and accommodation over three floors. The many amenities of the town are right on the property's doorstep as well as local transport links. The property is also a short drive away from the luxury Schloss Roxburghe Hotel and Spa.

ACCOMMODATION

- ENTRANCE PORCH - LOUNGE - KITCHEN - SHOWER ROOM - PRINCIPAL BEDROOM SUITE - SECOND ENSUITE BEDROOM - WC - BASEMENT ROOM



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Internally

14 Woodmarket is a newly refurbished spacious 2 bedroom maisonette in the centre of Kelso. The property is finished to a very high standard and provides a wonderfully versatile layout with generous room sizes and open-plan living spaces. Upon entering the property you enter in to a porch where you access the open plan sitting room and kitchen. The ground floor also benefits from a shower room and storage cupboard. The two ensuite bedrooms are located on first floor and both benefit from built in wardrobes. The basement level of the property is fitted with a handy WC, storage cupboard and store.

Kitchen

The modern and well equipped kitchen is fitted with a good range of wall and base cabinetry overlaid with laminated worktops with a Belfast sink and mixer tap. Integrated appliances include electric oven, 4 point electric hob, and extractor hood. There is also a breakfast bar with additional cabinet space.



Bathrooms

The property benefits from a shower room, two ensuite bathrooms and handy WC. The shower room is located on the first floor and is fitted with a three piece suite including WC, vanity sink unit with under sink storage and shower cubicle with electric shower.

The Principal suite is fitted with a three piece suite including WC, Vanity sink unit with under sink storage and bath with mixer tap. The second ensuite is also fitted with a three piece suite including WC, Vanity sink unit with under sink storage and shower cubicle with electric shower.

Fixtures & Fittings

All fitted carpets/ floor coverings, blinds and integrated appliances are to be included within the sale.

Services

All mains services are present. Double Glazing and Gas Central Heating.

Location

The property is in the centre of Kelso. This historic town lies at the confluence of the River Tweed and Ettrick Water, and is one of the most popular towns in the Scottish Borders. The town boasts a range of amenities including hotels, bars and restaurants, specialist shops and supermarkets. Schooling is available locally including the recently built Kelso High School. Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse, and Floors Castle, at the seat of the Duke of Roxburghe. The nearby Schloss Roxburghe Hotel boasts a highly regarded championship golf course, while excellent fishing and other country pursuits are available locally.

Council Tax Band

Home Report

Since the property is of first occupation, it is exempt from the requirements for a Scottish home report.

Viewings

Strictly by Appointment Only via James Agent

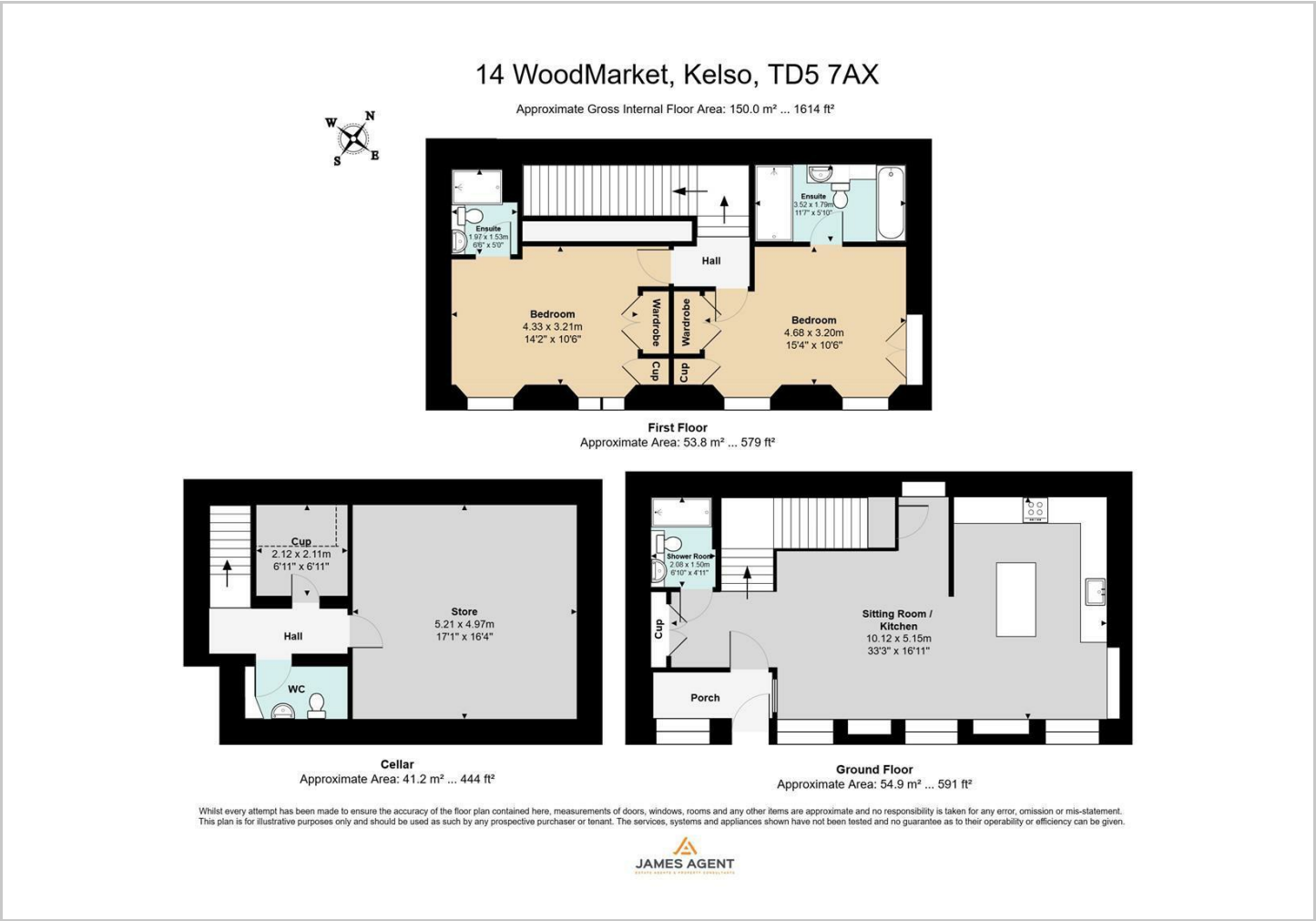
Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



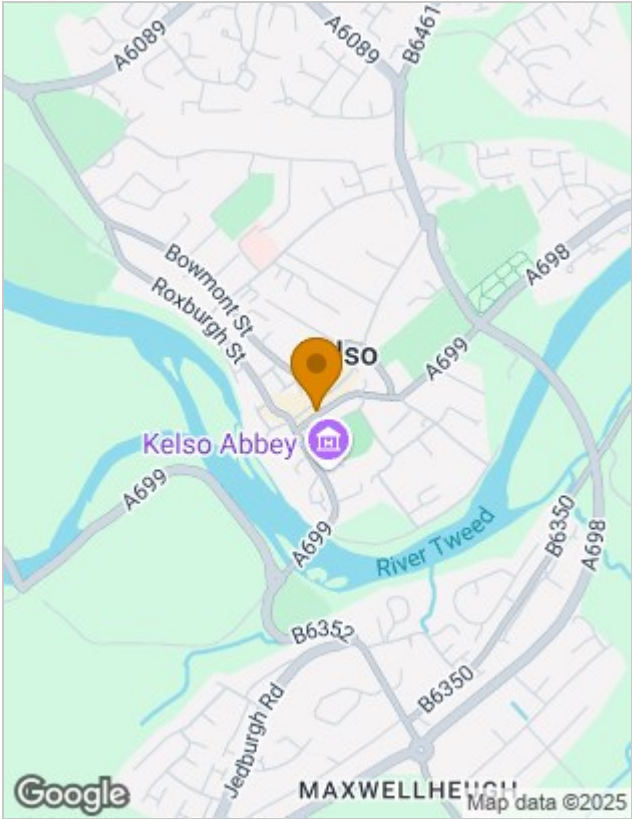
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

