



19 Pinnaclehill Park, Kelso, TD5 8HA

Guide price £300,000





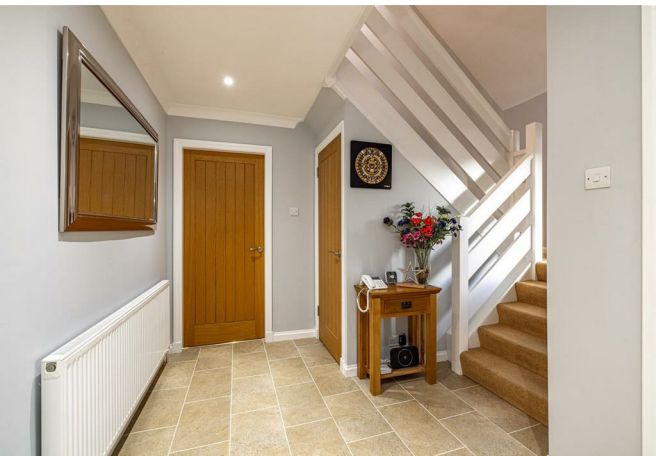
19 Pinnaclehill Park Kelso, TD5 8HA

- 4 Bedroom Family Home
- Shower Room + WC
- Immaculately Presented
- Enclosed Private Garden
- Excellent Local Amenities
- Dual Aspect Sitting Room
- Semi-Detached
- Short Distance from Town Centre
- Garage and Driveway Parking
- Gas-Fired Central Heating and Double Glazing

We are delighted to bring to the market this spacious 4-bedroom family home set in a quiet residential position within the popular town of Kelso. Offering modern, immaculately presented accommodation, enclosed garden, garage and driveway parking, this property is perfect for a young family or those looking for extra space. The many amenities of the town are just a short distance away, while wonderful riverside walks are easily accessible from the property.

ACCOMMODATION

- ENTRANCE PORCH - HALLWAY - SITTING/DINING ROOM - KITCHEN - FOUR DOUBLE BEDROOMS - SHOWER ROOM - WC -



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Internally

The property offers bright, free-flowing accommodation over two floors. The ground floor boasts a welcoming entrance hall and well-equipped kitchen (both with recently fitted Karndean flooring), and large dual-aspect sitting/dining room, as well as a downstairs bedroom that could also serve as an additional public room or office.

Upstairs are three further generous double bedrooms, all benefitting from fitted wardrobes, and a modern family shower room.

Kitchen

The kitchen is fitted with a range of wall and base units under stone-effect worktops incorporating a sink with mixer tap. There is an integrated extractor hood, and there are spaces for a freestanding cooker, dishwasher and tall fridge freezer.

Shower Room

The shower room is fitted with a 3 piece suite of wc, vanity wash hand basin and walk-in shower with mixer shower and laminated splashbacks.

Downstairs is a handy wc with vanity wash hand basin and Karndean flooring.



Externally

The garden is easily maintained with lawn to the front, and a spacious patio to the rear, ideal for entertaining or relaxing. For the keen gardener, there is a well-appointed greenhouse and several large raised beds. The rear garden is fully enclosed, ideal for children and pets.

The property benefits from a tandem garage with power and water, and driveway parking for several vehicles.

Location

The property sits a short distance from the centre of Kelso. This historic market town lies at the confluence of the River Tweed and River Teviot, 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, while the busy market square hosts a range of events throughout the year. Schooling is available locally including the well-regarded Kelso High School. Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse, Kelso Golf Club and Floors Castle, the seat of the Duke of Roxburghe. The nearby Schloss Roxburghe Hotel boasts a highly regarded spa and championship golf course, while excellent fishing and other country pursuits are available locally.

Services

All mains services available. Gas central heating and double glazing.

Fixtures & Fittings

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

Council Tax

Band E

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Strictly By Appointment via James Agent.

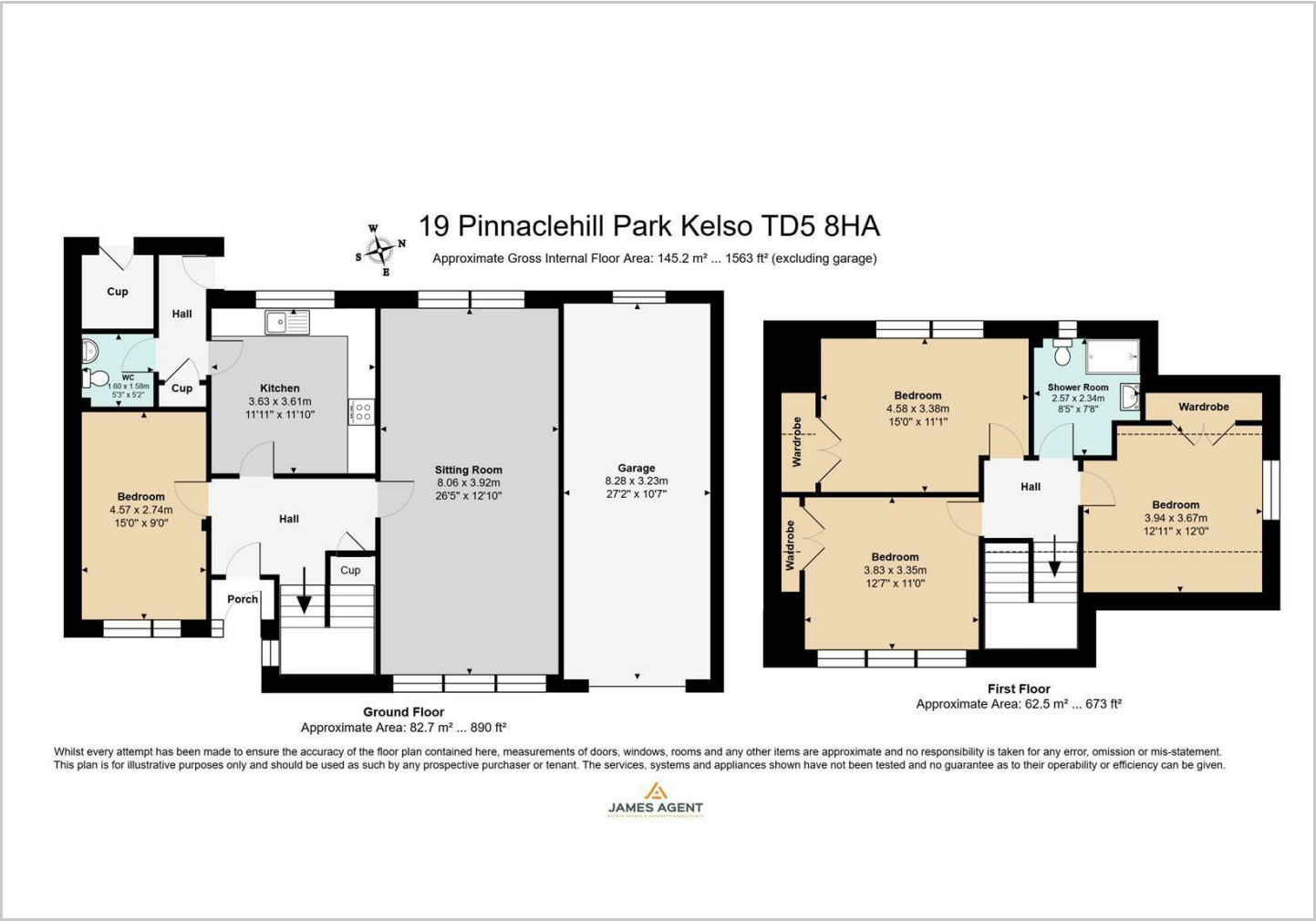
Offers

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





Floor Plans

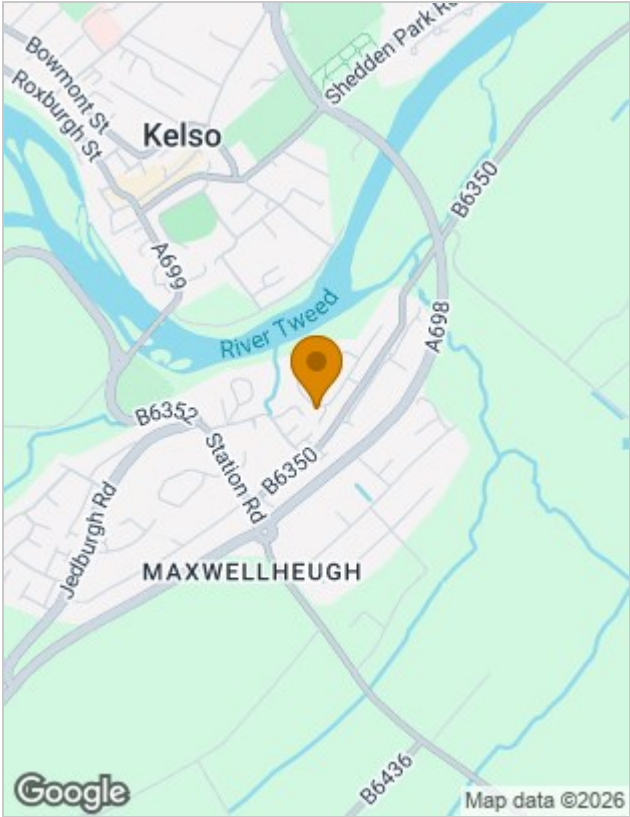


Viewing

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.

Location Map



Energy Performance Graph

