



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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St. Marys Presbytery Bowmont Street, Kelso, TD5 7DZ

Guide price £280,000



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St. Marys Presbytery

Bowmont Street, Kelso, TD5 7DZ

- Semi-Detached House
- 2 Public Rooms
- Large Parking Area
- Gas Fired Central Heating
- 4 Double Bedrooms
- Enclosed Garden
- Detached Garage
- Short Walk to Town Centre

CLOSING DATE - WEDNESDAY 10TH JUNE @ 12 NOON

We are delighted to offer this attractive semi-detached house set just a short distance from the centre of Kelso, and a stone's throw from the banks of the River Tweed and the gates to Floors Castle. The property offers a great opportunity to create a wonderful family home, with the many amenities of the town just a short distance away, as well as excellent local schooling.

ACCOMMODATION

- ENTRANCE PORCH - HALL - KITCHEN - LOUNGE - DINING ROOM - SITTING ROOM/BEDROOM 4 - WC -LANDING - THREE DOUBLE BEDROOMS - FAMILY BATHROOM - STUDY -



Guide price £280,000



Internally

Dating from 1933, St Mary's Presbytery is a wonderful property full of period features, discreetly located close to the centre of Kelso. Though in need of upgrading, the property offers bright, spacious and very versatile accommodation over two floors. The ground floor is entered via an attractive porch and into a large entrance hall with WC off. There is a bright lounge to the front, while to the rear is the kitchen, dining room, and bedroom that could also serve as an additional sitting room. Upstairs is a large landing, three spacious double bedrooms and a family bathroom, as well as a small study.

Kitchen

The kitchen is fitted with a range of wall and base units under laminated worktops incorporating a stainless steel sink with mixer tap. There is an integrated oven hood, with spaces for a freestanding cooker, dishwasher and under counter fridge.

Bathroom

The bathroom is fitted with a three piece white suite comprising WC, pedestal wash hand basin and panel bath with electric shower over.



Externally

The property occupies a generous plot, with an enclosed lawned garden to the side of the property, and large gated parking area to the front, as well as a detached single garage. To the rear of the property is a handy timber shed.

Fixtures & Fittings

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

Services

All mains services are present. Gas Central Heating.

Location

The historic market town of Kelso lies on the banks of the River Tweed, 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 modern Kelso High School. Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse, and Floors Castle, the seat of the Duke of Roxburghe. The nearby Schloss Roxburghe Hotel boasts a spa and highly regarded championship golf course, while excellent fishing and other country pursuits are available locally.

Home Report

A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk

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.

Access and Maintenance

The Purchaser will be given a servitude right of access over the adjoining St Mary's Church driveway in exchange for a share in the maintenance, repair and upkeep of that driveway. Those arrangements will be documented in the Disposition to be prepared by the Seller's solicitor as part of the sale process. Reciprocal rights for maintenance and repair of the property and Church, including the roof, will also be set out in that Disposition.





