



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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53 Sydenham Court, Kelso, TD5 7NR

Guide price £190,000





# 53 Sydenham Court Kelso, TD5 7NR

- Semi-detached house
- Large Garden
- Off Street Parking
- Quiet Residential Location
- 4 Bedrooms
- Gas Central Heating
- Ideal Family Accommodation
- Excellent Local Amenities

We are delighted to offer this 4 bedroom semi-detached house situated on the outskirts of Kelso. The property occupies a generous plot with private parking and large garden. A wide range of amenities are available a short distance away in the town centre, this property would be ideally suited to a family or first time buyer.

## ACCOMMODATION

- ENTRANCE HALLWAY - KITCHEN - SITTING ROOM - WC - FOUR BEDROOMS - FAMILY BATHROOM



### Internally

The property is well presented throughout and offers bright, generously proportioned accommodation over two levels. On the ground floor is the spacious kitchen, two bedrooms and wc, while upstairs is the dual-aspect sitting room, two further bedrooms and family bathroom.

### Kitchen

The kitchen has space for a table and is fitted with a good range of wall and base cabinetry overlaid with laminated worktops with an inset sink unit. There is an integrated microwave, gas oven and hob and stainless steel extractor hood, with under counter spaces for a freestanding dishwasher and washing machine.

### Bathroom

The family bathroom is fitted with a 3-piece suite including WC, vanity sink unit and bath with electric shower over.

The ground floor WC is fitted with a compact basin and WC.





### Externally

The property benefits from a generous, enclosed rear garden, primarily laid to lawn with paved paths and patio area. Two timber sheds offer excellent storage, and there is additional storage to the front, along with private parking for 2 cars.

### Location

The property sits close the centre of Kelso. This historic town 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 nearby 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.

### Fixtures & Fittings

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

### Services

Mains water, gas, electricity and drainage. Gas-Fired central heating.

### Council Tax

Band C

### Viewings

Strictly By Appointment via James Agent.

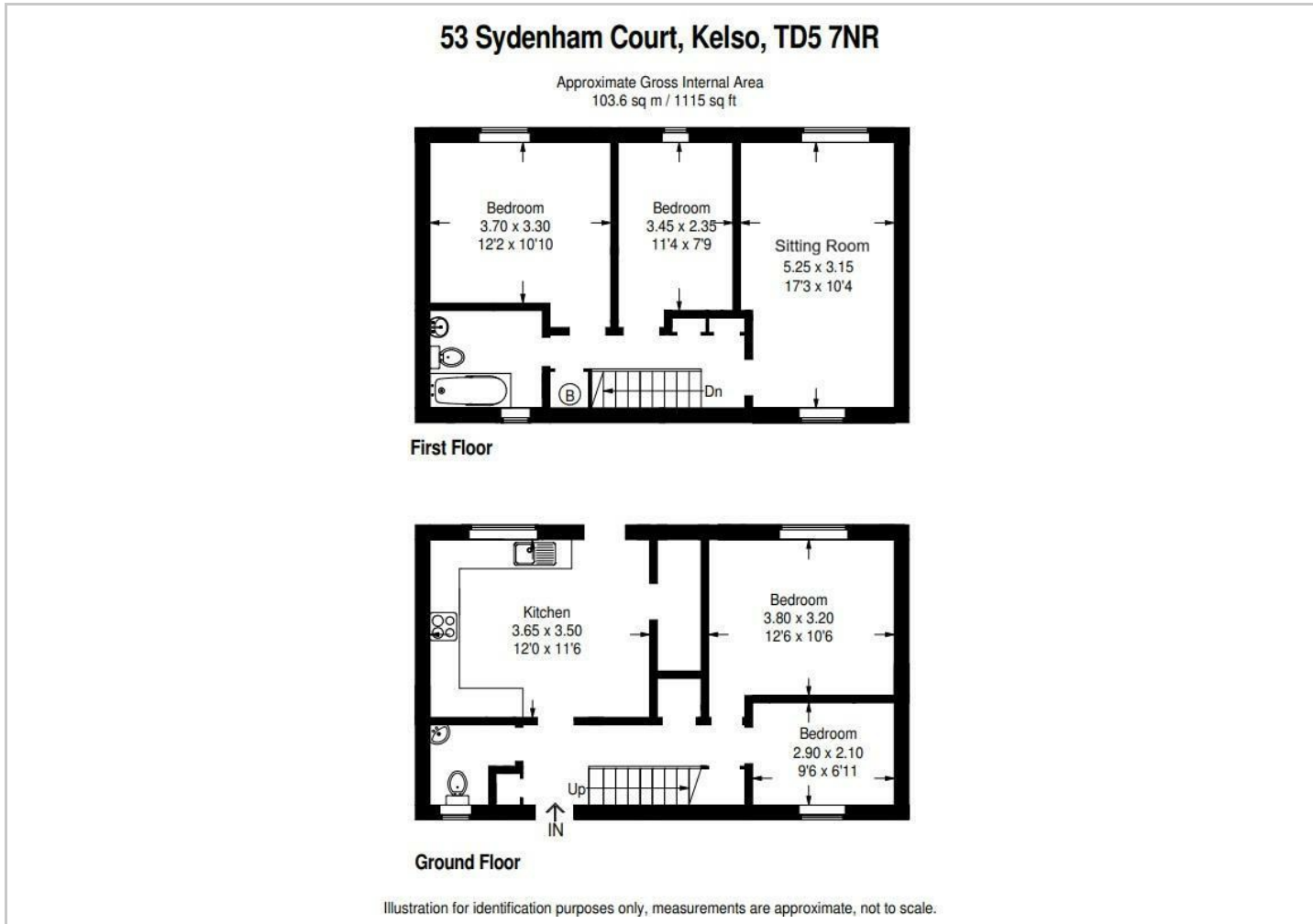
### Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





## Floor Plans



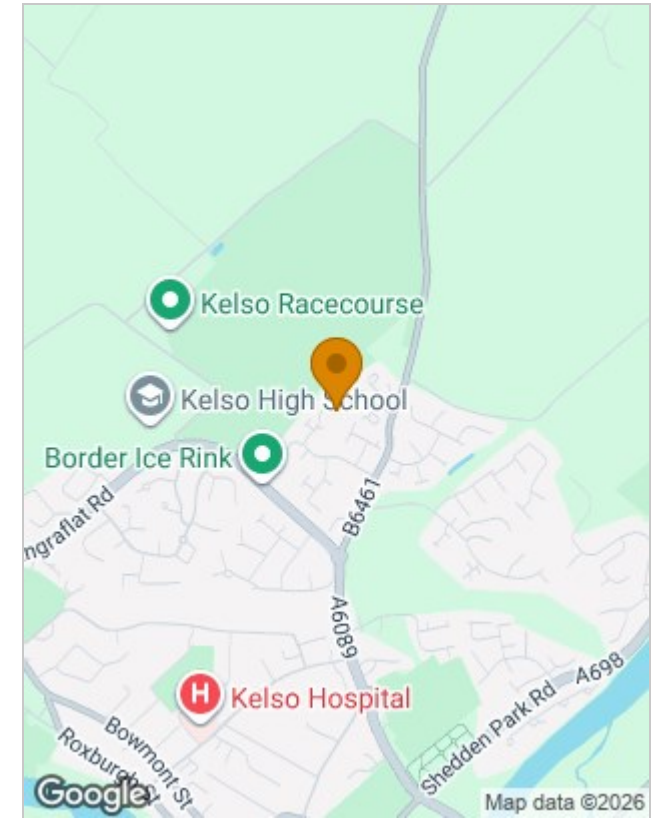
## Viewing

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

