



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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19 Shedden Park Road, Kelso, TD5 7AJ

Guide price **£190,000**



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19 Shedden Park Road Kelso, TD5 7AJ

- Terraced House
- 3 Bedrooms
- Close to Town Centre
- Excellent Local Amenities
- Period
- Private Garden
- Gas Central Heating

We are delighted to offer this charming period terraced house set just a stone's throw for the centre of Kelso. Dating from the 1850's, the property offers bright, well-proportioned accommodation with wonderful period features including wooden floors and sash and case windows, and a private south-facing garden.

ACCOMMODATION

- ENTRANCE PORCH - HALL - KITCHEN - LOUNGE - THREE BEDROOMS - FAMILY BATHROOM -



Internally

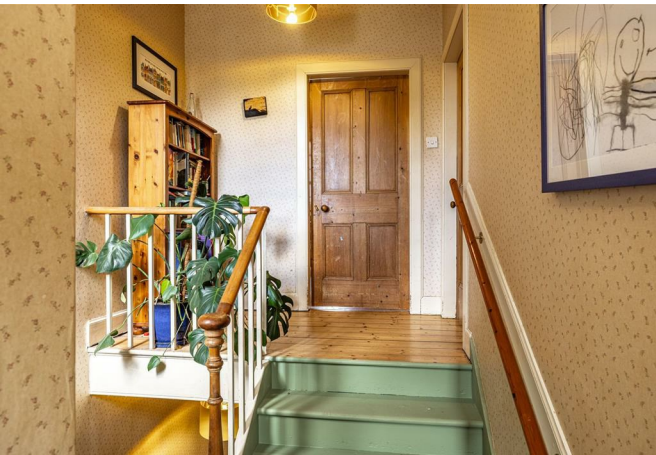
This stone-built property offers bright, versatile accommodation over two floors. On the ground are two double bedrooms, both with built-in storage, and the bright kitchen with access to the garden. Upstairs is a large lounge with gas fire, a third bedroom with fitted storage, and family bathroom.

Kitchen

The kitchen is fitted with a range of wall and base units under solid wood worktops incorporating a stainless steel sink with mixer tap. There is an integrated electric hob and oven, with under counter spaces for a freestanding fridge, washing machine and tumble dryer. The garden can be accessed from the kitchen via a stable door.

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 benefits from a south-facing private garden to the rear, primarily laid to lawn, with a large decking area ideal for entertaining. There is also a handy timber shed. To the front of the property is a small area of paved garden.

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.

Fixtures & Fittings

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

Services

Mains water, gas, electricity and drainage. Gas Central Heating.

Council Tax

Band B

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.

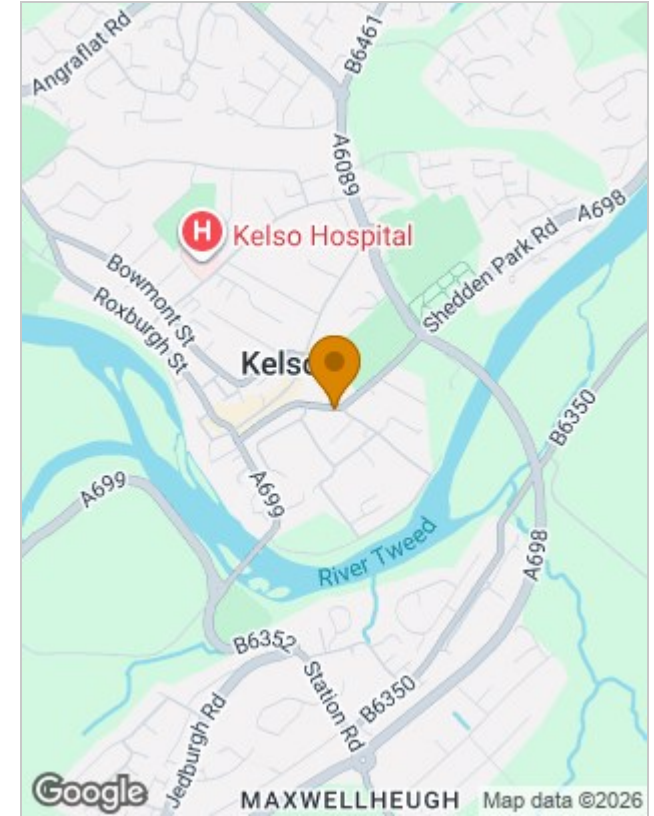




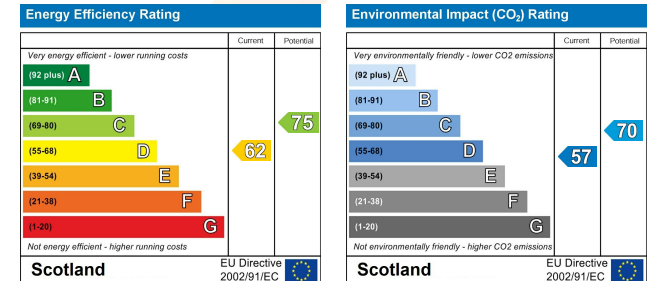
Floor Plans



Location Map



Energy Performance Graph



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.