JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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# 2 Dyers Court, Kelso, TD5 7NQ

**Guide price £180,000**

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# 2 Dyers Court

Kelso, TD5 7NQ

- Semi-Detached House
- 3 Bedrooms
- Bedroom and Bathroom on Ground Floor
- Short Distance from Town Centre
- Enclosed Private Garden
- Gas-Fired Central Heating
- Excellent Local Amenities
- Primary and Secondary Schooling Nearby

We are delighted to bring to the market this 3-bedroom semi-detached home set in a quiet residential position within the popular town of Kelso. Offering bright, well-presented accommodation over 2 floors, along with an enclosed private garden, this property is perfect for a young family or those looking to downsize.

ACCOMMODATION

- ENTRANCE HALL - SITTING ROOM - KITCHEN - THREE DOUBLE BEDROOMS - SHOWER ROOM -





## Guide price £180,000



**Internally**
The property offers bright, free-flowing accommodation over two floors. The ground floor boasts a welcoming entrance hall, modern kitchen and spacious sitting room, as a downstairs bedroom and shower room. Upstairs are two further double bedrooms.

**Kitchen**
The kitchen is fitted with a range of wall and base units under wood-effect worktops incorporating a sink with mixer tap. There are appliance spaces for a freestanding cooker, washing machine and tall fridge freezer, as well as a handy pantry cupboard.

**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.

**Externally**
The garden is easily maintained with lawn and a patio area, while to the side of the property is a handy drying area and two timber sheds.



## 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 and blinds are to be included within the sale.

## Council Tax
Band C

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

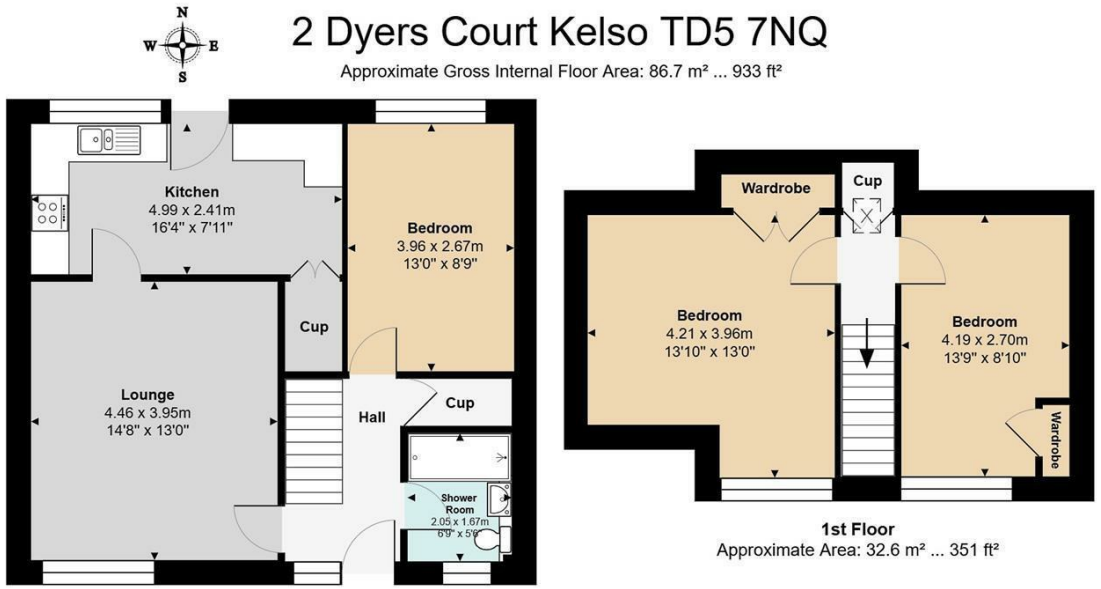
## Viewings
Strictly By Appointment via James Agent.

## 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.





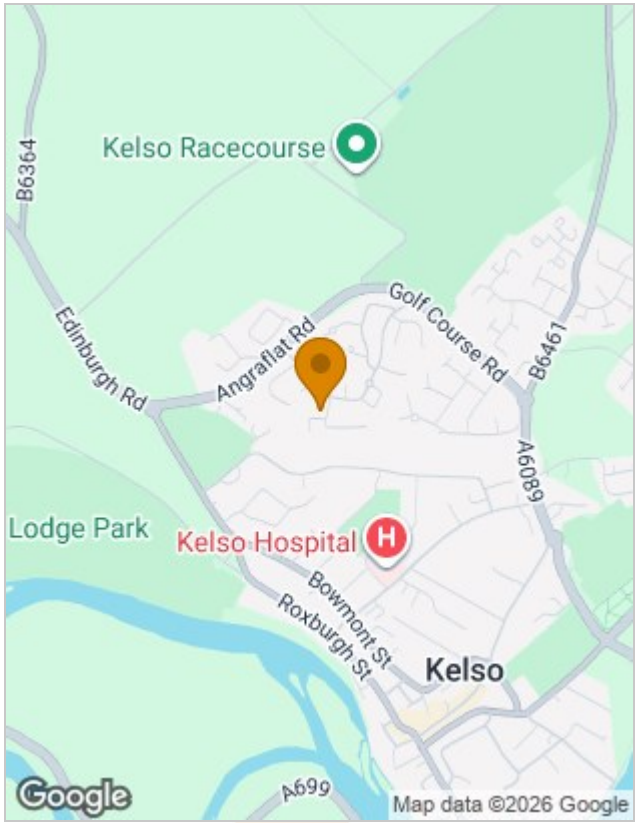
## Floor Plans



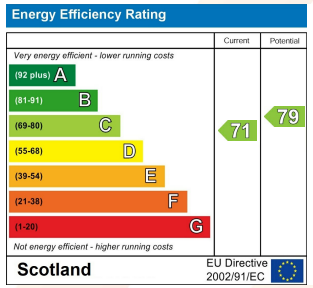

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

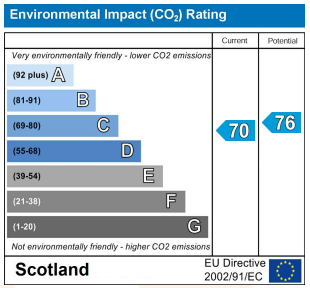
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## Location Map




## 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.