



54 Abbotseat, Kelso, TD5 7LP

Guide price £95,000





54 Abbotseat, Kelso, TD5 7LP

- First Floor Flat
- Modern Shower Room
- Short Distance from Town Centre
- Two Double Bedrooms
- Private Garden
- Quiet Residential Location

We are delighted to offer this 2 bedroom first floor flat set in a quiet residential position, a short distance from the centre of Kelso. The property offers bright, well-proportioned accommodation, as well as an area of private garden, and would be well-suited to a first time buyer or downsizer.

ACCOMMODATION

- ENTRANCE HALLWAY - SITTING ROOM - KITCHEN - TWO DOUBLE BEDROOMS
- SHOWER ROOM -



Internally

The property offers well-proportioned accommodation including two generous double bedrooms, sitting room, bright kitchen and a modern shower room. Though in need of some cosmetic upgrading, this presents an excellent opportunity for an incoming purchaser to put their own stamp on the property.

Kitchen

The kitchen is fitted with a range of units with laminated worktops incorporating a stainless steel sink with mixer tap. There are appliance spaces for freestanding cooker, fridge and washing machine.

Shower Room

The modern shower room is fitted with a 3 piece suite comprising wc, pedestal wash hand basin and large walk in shower with rainfall shower head.

Externally

The property benefits from an area of private garden, with an area of gravel as well as a decked seating area.





Location

The property enjoys a central position within the attractive market town of Kelso, one of the most desirable and picturesque towns in the Scottish Borders. Known for its elegant Georgian architecture and impressive cobbled square, Kelso offers a strong sense of community alongside an excellent range of amenities including independent shops, supermarkets, cafés, bars and restaurants.

Schooling is well provided for, with Broomlands and Edenside Primary Schools nearby, along with the recently built Kelso High School. A wide variety of sporting facilities are available, including Kelso Golf Club, a swimming pool, tennis club and cricket club, with further country pursuits and leisure opportunities available in the surrounding countryside. The town is rich in history with landmarks such as the Kelso Abbey and Floors Castle, while Kelso Racecourse remains a popular local attraction.

Fixtures & Fittings

All fitted blinds and curtain poles are to be included within the sale.

Services

Mains water, gas, electric and drainage. Gas-fired central heating.

Council Tax

Council Tax Band A.

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.



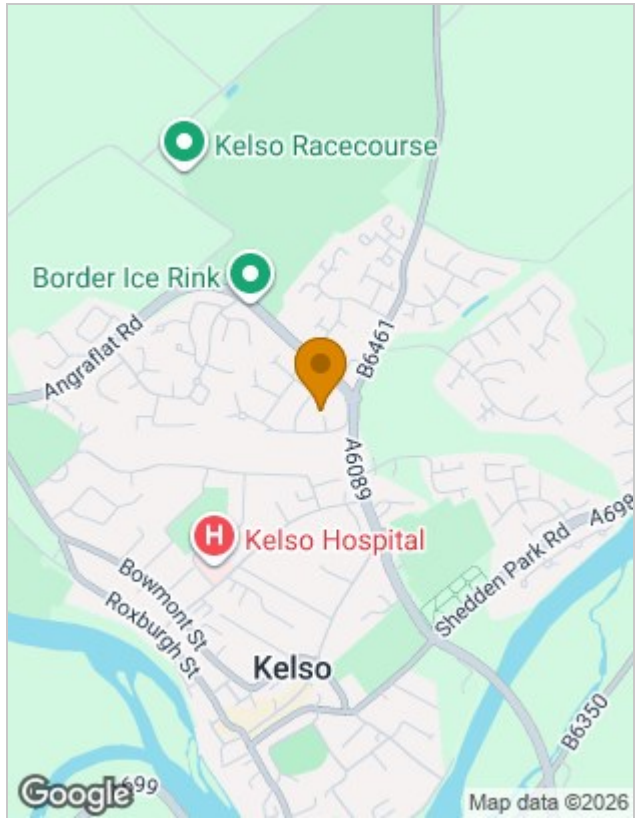


Floor Plans


Location Map




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.



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
<p>Scotland</p> <p>EU Directive 2002/91/EC</p> 			

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>Scotland</p> <p>EU Directive 2002/91/EC</p> 			

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