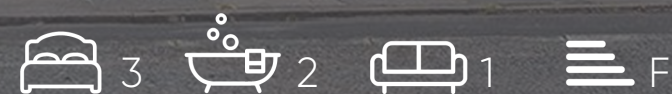




161 Roxburgh Street, Kelso, TD5 7DU

Guide price £170,000





161 Roxburgh Street, Kelso, TD5 7DU

- 3 Bedroom Townhouse
- Close to Floor Castle Estate
- Expansive Garden Grounds
- Gas Central Heating
- Ideal Family Home
- Town Centre Location
- Views Towards The River Tweed
- Modern Fixtures & Fittings
- Double Glazing
- Investment Potential

PRICE REDUCED - £40,000 BELOW HOME REPORT

VIEWING HIGHLY RECOMMENDED

We are delighted to bring to the market this charming and spacious 3-bedroom end terrace townhouse, ideally situated in the heart of Kelso. Spanning three floors, this substantial property is perfect for a family or first-time buyer seeking a town centre home with very generous private gardens and stunning outlooks towards the River Tweed and Floors Castle Estate.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - SUN PORCH - CLOAKROOM - THREE BEDROOMS - BATHROOM -



Guide price £170,000



Internally

Ground Floor:

As you enter the property, you are greeted by a cozy lounge, perfect for relaxing and entertaining. There is a well-equipped kitchen with dining area located off the lounge. Adjacent to the kitchen is a convenient porch area with access to a small WC, adding practicality to the layout.

The first floor comprises a spacious landing area, the master bedroom offering ample space for furniture as well as built-in storage. There is a well-appointed family bathroom featuring a 'Jack and Jill' arrangement to the master bedroom.

The second floor houses two further bedrooms, ideal for children or guests. The third bedroom would also make an ideal home office.

Kitchen

The well-equipped kitchen is fitted with a range of modern white wall and base cabinetry overlaid with granite-effect laminated worktops incorporating a stainless-steel sink with mixer tap. The kitchen includes integrated appliances such as a gas hob, built-in oven and microwave, providing a sleek and functional living space with ample room for a breakfasting table. There is space for a freestanding washing machine within the porch.



Bathroom

The bathroom is fitted with a modern 4-piece suite including WC, vanity basin, bath and large shower enclosure with mixer shower and laminated splashbacks. There is a large window allowing for plentiful light. The bathroom benefits from a Jack and Jill arrangement to the master bedroom.

There is a handy cloakroom located within the rear porch fitted with a WC and wash hand basin.

Externally

The property boasts very generous private gardens to the rear of the property bound by timber fencing. The gardens have largely been used as an allotment with various vegetable plots and raised beds. There are two single glazed greenhouses. The gardens provide great potential to form in to a wonderful family space or equally suited to a keen gardener looking to grow their own vegetables.

There is a delightful courtyard seating area directly to the rear of the porch providing an ideal spot to relax and unwind.

There is a communal drying green area to the rear shared with the neighbouring properties.

Services

All mains services available. Gas central heating and double glazing.

Fixtures & Fittings

All fitted floor coverings, blinds, curtain poles and integrated appliances are to be included within the sale. The two greenhouses are also to be included.

EPC

Current Rating F34.

Home Report

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

Viewings

Strictly By Appointment via James Agent.

Location

The property sits close to the centre of Kelso. This historic market town lies at the confluence of the River Tweed and Ettrick Water, 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 recently built 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 highly regarded championship golf course, while excellent fishing and other country pursuits are available locally.

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.



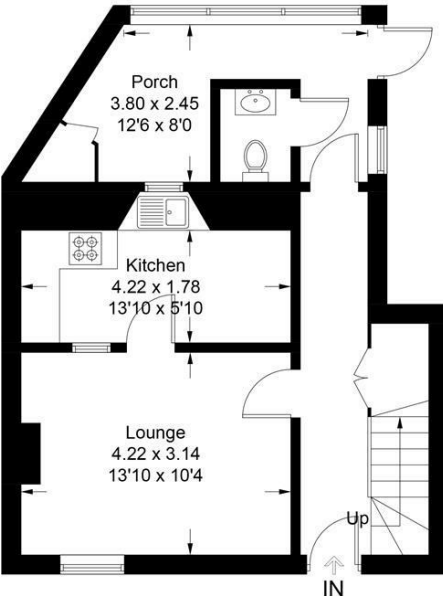



Floor Plans

Location Map

161 Roxburgh Street, Kelso, TD5 7DU

Approximate Gross Internal Area = 111 sq m / 1195 sq ft



Ground Floor

Porch
3.80 x 2.45
12'6" x 8'0"

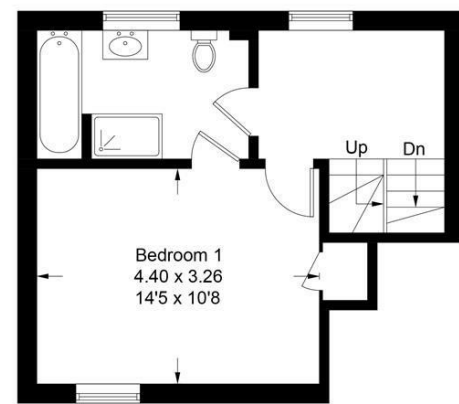
Kitchen
4.22 x 1.78
13'10" x 5'10"

Lounge
4.22 x 3.14
13'10" x 10'4"

Up

IN

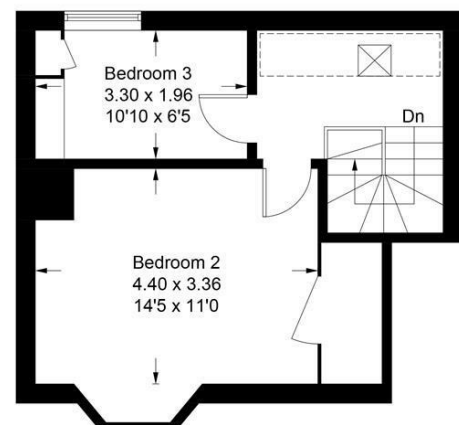
= Reduce head height below 1.5m



First Floor

Bedroom 1
4.40 x 3.26
14'5" x 10'8"

Up Dn



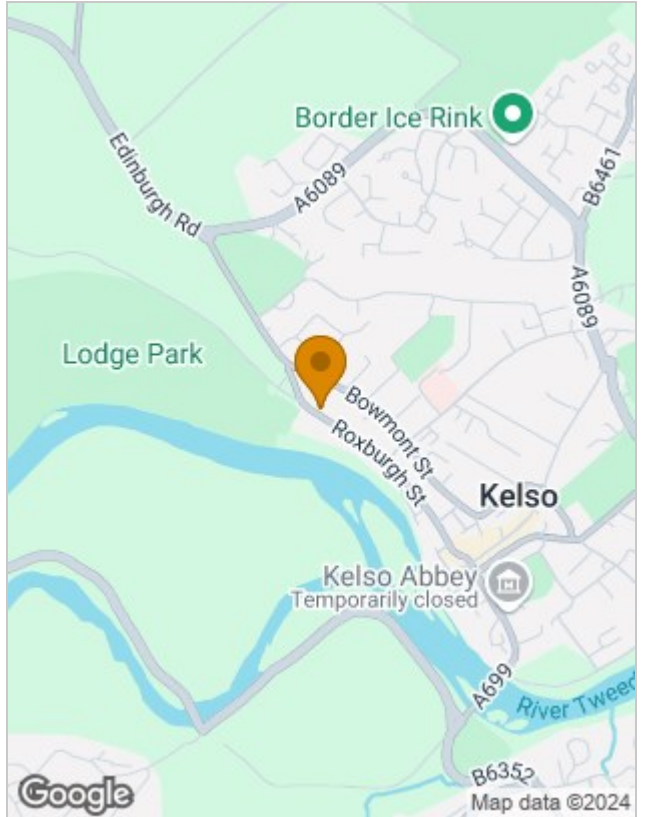
Second Floor

Bedroom 2
4.40 x 3.36
14'5" x 11'0"

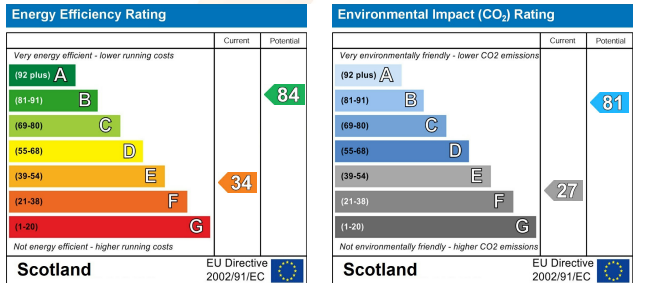
Bedroom 3
3.30 x 1.96
10'10" x 6'5"

Dn

Illustration for identification purposes only, measurements are approximate,



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.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD