

# 20 INCH ROAD

KELSO TD5 7BU

This charming ground floor 1 bed flat is located within a popular residential area of the sought after town of Kelso and within comfortable walking distance of the town centre and all local amenities.

It offers a well proportioned ideal starter or retirement home at an affordable price which allows for the need of some cosmetic upgrading. The property already has double glazing and gas central heating installed throughout, an open fire and an easy to maintain area of garden to the front complete with shed.

**Guide price of £70,000**

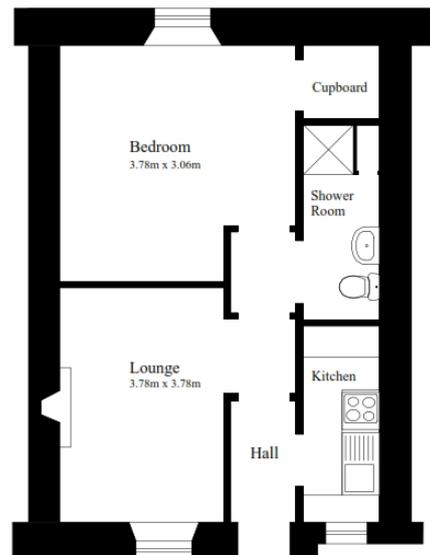
## Edingtons WS

Solicitors & Estate Agents



**EPC: C**

[www.edingtonlaw.co.uk](http://www.edingtonlaw.co.uk)



While every attempt has been made to ensure the accuracy of the floor plans, all measurements, details and positions shown are approximate and no responsibility can be taken for any errors or mis-statements. The plans are for illustrative purposes only and should not be taken as fact

## Kelso

The historic town of Kelso is situated at the confluence of the Rivers Tweed and Teviot and is perhaps one of the most attractive towns in the Borders with its wonderful 12th Century Abbey, unusual cobbled town square and bustling centre, offering an excellent choice of shops, bars and restaurants.

It has several primary and one secondary school and lies within easy reach of all other Border towns and approximately 43 miles south of Edinburgh, 25 miles from Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne.

The town has many excellent sporting facilities including, Kelso Rugby Club, Kelso National Hunt Racecourse, Roxburghe championship golf course and who could forget the salmon fishing on the River Tweed at the world famous junction pool.

A further range of sporting and leisure pursuits found in the area are curling, swimming, tennis, bowls, cricket and Point to Point Racing.

There are also several other golf courses in the area and the beautiful surrounding countryside offers many enjoyable and picturesque walks.

## Accommodation

New white UPVC door with decorative glass panel inset leads you into

**Front Hallway 1.95m x 1.02m** - with electric meter cupboard, coat hooks, frosted  $\frac{3}{4}$  glass door to lounge and opening on right leading into kitchen

**Kitchen 3.86m x 1.22m** - fitted with a range of units, electric hob and stainless steel sink. White UPVC window to front. Radiator. Space for washing machine and fridge/freezer.

**Lounge 3.78m x 3.78m** - with open fireplace, white UPVC window to front, radiator, shelved alcove with cupboard below, two further cupboards with one housing the gas boiler, Radiator, TV point and telephone point. Frosted glass door to rear hallway

**Rear Hallway 1.18m x 1.02m** - door on right leading into Shower Room and  $\frac{3}{4}$  frosted door in front leading to bedroom.

**Shower Room 2.42m x 1.20m** - with white WC, basin, shower cubicle with electric Triton shower and tiling to splash backs. 2 storage cupboards, radiator, expelair and electric wall mounted heater.

**Bedroom 3.78m x 3.06m** - good sized double bedroom with white UPVC window to rear, radiator, shelved alcove and large walk in cupboard 1.18m x 1.18m

## Outside

Garden to front- which is laid to gravel for ease of maintenance. Partially enclosed by a small wall and mature hedging. Good sized shed with log storage to side. Shared path.

Ample on street parking to front.

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## Fixtures and fittings

All fitted floor coverings  
All blinds  
All Shower Room fixtures  
All Kitchen fixtures

## Council tax band A

EPC rating C

## Viewings

Strictly by appointment through the selling agents



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