



2 Albert Place

Kelso, TD5 7JL



1 bed



1 public



1 bath



Maisonette Apartment In Quiet, Traditional Cul-de-sac Location Close To Town Centre. Ideal Opportunity For The First Time Buyer Or Buy To Let Investor.

Entrance Hall, Dining Kitchen, Lounge, Landing, Double Bedroom, Shower Room.



Ideally placed with all local amenities within only a few minutes walk, this neat maisonette apartment is perfectly suited for the first time buyer or buy to let investor with good rental potential. The surprisingly spacious accommodation extends over two floors and offers good storage throughout and incorporates a good sized dining kitchen with the benefit of a communal garden located at the end of the street.

LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

ACCOMMODATION LIST

Entrance Hall, Dining Kitchen, Lounge, Landing, Double Bedroom, Shower Room.

FEATURES

- Ideal first time buy or rental/holiday investment
- Central yet quiet location within Kelso
- Private main door entrance
- Communal Garden

ACCOMMODATION

With a main door entrance, 2 Albert Place lies over two levels with the dining kitchen quietly situated to the rear. The kitchen is a good size room with the benefit of a large window allowing plenty of natural light and there is ample space for dining table and chairs. The kitchen itself is fitted with a good range of modern units with ample worktop space and tiled splashbacks. Enjoying a pleasant southerly outlook, the lounge is a lovely room of generous proportions with a recessed display alcove and gas fire providing a further focal point. The hallway is welcoming and good storage is provided by two built-in cupboards. A carpeted staircase leads to the upstairs bedroom and shower room. The bedroom is peaceful and generous in size with dormer window and ample room for free standing furniture. Conveniently located next to the bedroom is the shower room with white wc, pedestal sink and shower cubical.

EXTERNAL

A large communal lawned garden/drying area lies at the end of the terrace providing a useful additional facility with sitting area and drying green. External downstairs store.

MEASUREMENTS

LOUNGE	4.76m x 3.80m (15'7" x 12'6")
DINING KITCHEN	4.37m x 2.82m (13'10" x 9'2")
BEDROOM	4.69m x 2.77m (15'10" x 9'0")

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Band C

VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01573 225999 - lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.