

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 5 Rose Lane, Kelso, TD5 7AP

**Guide Price £135,000**



A well-proportioned mid-terraced property, situated within the charming and historic market town of Kelso. The property offers lots of potential to form an ideal family home in a great location. The current owner having recently renewed the carpets and floor coverings throughout. The accommodation comprises: Hallway, Lounge, Dining Kitchen, Utility Room, Three Bedrooms and Shower Room. Externally there is an enclosed garden to the front and rear with scope to extend the property to the rear, subject to planning consents, with the added benefit of on-street parking directly outside the property. Viewing recommended.





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Ground Floor:  
Hallway  
Lounge  
Dining Kitchen  
Utility Room

First Floor:  
Landing  
Three Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Enclosed Garden to Front & Rear  
Garden Stores  
On-Street Parking





### Location

Kelso is one of the most attractive towns in the Scottish Borders, suited at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish style town square. There are excellent facilities in Kelso including National hunt racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 42 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Waverly rail link from Edinburgh to Tweedbank can be reached in around 30 minutes in Kelso.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central heating

### EPC

D

### Council Tax Band

C

### Viewing

By appointment with the Selling Agent

### Entry

By mutual agreement

### NB

Advised by client that the roof was fully replaced in 2012, along with the neighbouring properties.



**Interested in this property?**  
**Call 01573 400399**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Melrose, Tel 01896 822 796  
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Selkirk, Tel 01750 723 868  
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Annan, Tel 01461 202 866/867



### 5 Rose Lane, Kelso

Approximate Gross Internal Area  
94.3 sq m / 1015 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1111665)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.