

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Maxwellheugh Terrace, Station Road, Kelso, TD5 8DG

Guide Price £245,000



A beautifully presented Category B listed semi-detached cottage, located in the highly regarded and sought-after Abbey Town of Kelso. Offering a charming blend of character and modern updates, this property is perfect for those seeking a tranquil yet vibrant setting. Internally, the property boasts a tastefully upgraded bathroom, while maintaining the home's historic charm. The accommodation is bright and airy, with period features that have been carefully preserved. Externally, the property benefits from a shared driveway, with parking spaces for two cars, and of particular note, a private rear garden offering a peaceful setting. The garden is complemented by a charming summerhouse, ideal for relaxation or a versatile space for hobbies or entertaining. The cottage is within easy reach of all local amenities, picturesque countryside and the stunning Abbey, making this the perfect location for those seeking a balance of tranquility and convenience. This is a property that must be seen to fully appreciate.



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Ground Floor:
Entrance Porch
Entrance Hallway
Bathroom
Lounge
Dining Kitchen
Rear Vestibule

First Floor:
Landing
Master Bedroom with En-Suite Shower Room
Further Double Bedroom

Gas Central Heating
Single Glazing & Double Glazing

Private Garden
Summerhouse
Shared Driveway



Location

Kelso is one of the most attractive towns in the Scottish Borders, situated 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 Borders Railway link from Tweedbank to Edinburgh can be reached in around 30minutes from 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

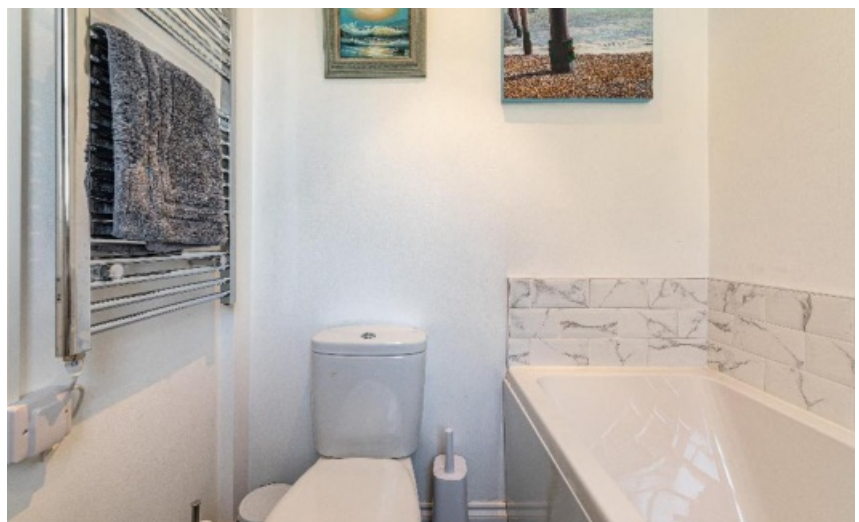
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Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft

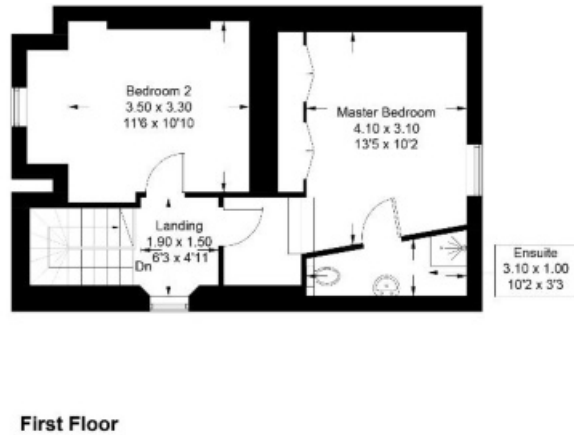
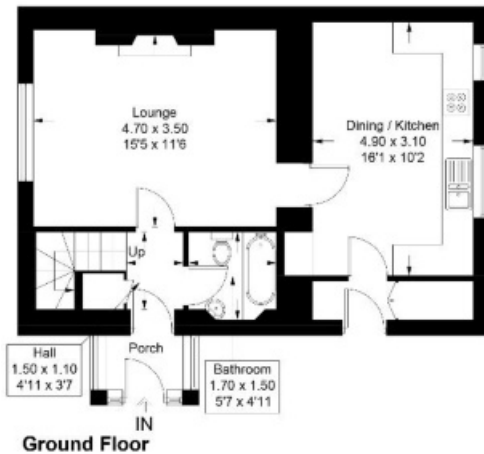


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180345)

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.