



12 Halliden Road Offers Over £170,000

Kelso, TD5 7LU



3 bed



1 public



1 bath



A Well-presented Three-bedroom Family Home Located Within A Popular Residential Area, Close To Local Amenities And Schools.



SUMMARY

12 Halliden Road is a charming three-bedroom family home situated within a well established residential area of Kelso, conveniently located close to a range of local amenities and both primary and secondary schools. Presented in good order throughout, the property offers spacious and well-proportioned accommodation, including three generous double bedrooms, all benefiting from ample storage. The fitted kitchen is complemented by a practical utility cupboard, providing an ideal space for a washing machine and tumble dryer, while the bright and welcoming living room offers a comfortable setting for everyday family life. The family bathroom is fitted with a shower, and externally the property enjoys an attractive front garden together with a substantial rear garden, perfect for outdoor entertaining and family activities. Side access leads to the rear of the property.

LOCATION

Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience.

- **Amenities:** The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade.
- **Schooling:** Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families.
- **Population:** As one of the Borders' most sought-after towns, Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities.
- **Transport Connections:** The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.



HIGHLIGHTS

- Popular residential area
- Three spacious double bedrooms
- Enclosed rear garden
- Off road parking

ACCOMMODATION SUMMARY

Entrance hallway, living room, kitchen with utility cupboard, three double bedrooms, family bathroom.

SERVICES

All mains services.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY

Rating E.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

TENURE

Freehold

MARKETING POLICY

Offers over £170,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. 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.