



56b, Horsemarket

Offers Over £80,000

Kelso, TD5 7AE



1 bed



1 public



1 bath



A Well Located One Bedroom Flat In The Heart Of Kelso, Close To A Wide Range Of Shops, Cafés, Restaurants And Local Amenities. An Ideal Opportunity For A First Time Buyer, Second Home Or Investment, With Potential For Long Term Rental Or Holiday Let Use.



56B Horsemarket is a well located one bedroom flat situated in the heart of the popular Borders town of Kelso. Occupying the second floor, the property offers well proportioned and practical accommodation, ideally suited to those looking for a comfortable home in a convenient town centre setting. It's central location places a wide range of local amenities close at hand, including shops, cafés, restaurants and everyday services, while Kelso itself offers easy access to the surrounding Scottish Borders countryside and all that the area has to offer. The property would make an ideal first time purchase, but could equally suit those looking for a second home, holiday retreat or investment property. It's central location and one bedroom layout also provide good potential for either long term rental or holiday let use. Offering a convenient location, manageable accommodation and a range of possible uses, 56B Horsemarket presents an appealing opportunity in the popular town of Kelso.

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.

HIGHLIGHTS

- Ideal Home For First Time Buyer, Buy to let or Holiday Let Investment • Town Centre Location
- Bright Accommodation
- Successfully Run as a Buy to Let Venture for Several Years
- Easily Maintained

ACCOMMODATION

Open plan Lounge/Kitchen, Double Bedroom, Bathroom

SERVICES

Mains water, drainage, electricity and gas.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING

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

MARKETING POLICY

Offers over £80,000 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.