HASTINGS LEGAL







30, Bowmont Street

Offers Over £210,000

Kelso, TD5 7JH

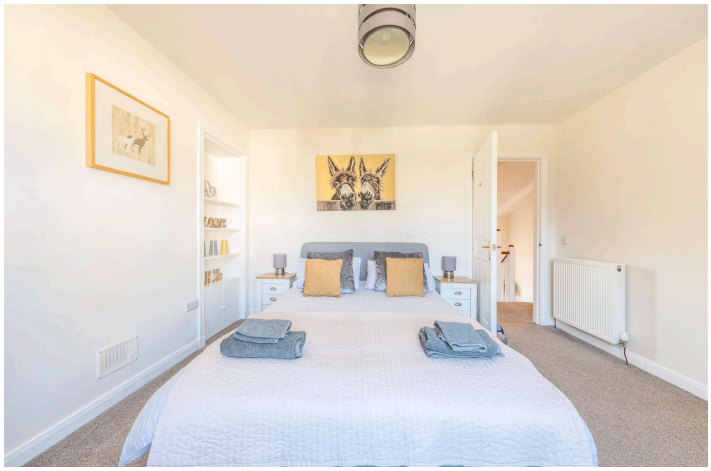
PROPERTY & LEGAL

3 bed

1 public

2 bath

30 Bowmont Street Is A Well-presented Semi-detached Townhouse, Ideally Located Close To The Town Centre And Its Excellent Range Of Shops, Cafes And Amenities. Offering Bright, Spacious Accommodation Over Several Floors, The Property Features A Flexible Layout, Neutral Decor And Is Ready To Move Into.





30 Bowmont Street is an attractive and well-presented semi-detached townhouse, ideally positioned just a stone's throw from the town centre and its excellent range of local shops, cafés and amenities. The property offers bright, spacious accommodation arranged over several floors, with a flexible layout and tasteful, neutral décor throughout, creating a welcoming home that is ready to move into and enjoy. The accommodation includes a modern, fully fitted kitchen, while the first floor offers three generously proportioned double bedrooms and a bathroom. Two additional storage rooms on the second floor provide useful extra space. Externally, the property benefits from an enclosed courtyard garden, offering a pleasant outdoor area, together with the added convenience of a dedicated residents' parking space. Combining an appealing interior with a convenient central location, 30 Bowmont Street would make an ideal main residence, a charming second home or an attractive investment opportunity. With its current use as a holiday let, the property may also appeal to buyers looking to continue operating it as a short-term rental, subject to their own requirements.

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

. Semi detached townhouse in a central location
. Bright and spacious accommodation
. Excellent move in condition throughout
. Contemporary and neutral décor
. Potential to continue as a holiday let

ACCOMMODATION SUMMARY

Entrance hall, Lounge/Dining, Kitchen, WC, 3 Bedrooms, Bathroom, Two additional storage rooms, Enclosed courtyard garden.

SERVICES

Mains water, electricity and gas. Gas central heating.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING & HOME REPORT

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 £210,000 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