



## 24 Hendersyde Park

Kelso, TD5 7TU



Set in a corner plot and within a short walk of a range of amenities, 24 Hendersyde Park has been a much loved home. Freshly presented and offering scope to upgrade to a buyer's own taste, the property is well maintained with a super garden encircling the property and offering a good level of privacy.



Situated in a popular residential area 24 Hendersyde Park benefits from a super cul de sac position. The detached modern built bungalow is comfortably propertyed with bright accommodation including large floored attic, an enclosed garden, private parking for 2/3 cars and a detached garage.

Set to the end of the cul de sac, a neat and easily maintained garden frontage extends to parking, the garage and a gated entrance to the rear section of garden. The main entrance opens to a hallway, with two comfortable double bedrooms, both with fitted wardrobes and a mobility friendly shower room to the far end. The living room sits to the front of the property with a large double window and focal fireplace, with the bright kitchen overlooking the rear garden and fully fitted with a range of wall and base units, including kitchen appliances, and accessing the adjoining garden room - ideal as a working from home space, second sitting room or dining area.

The garden to the rear is fully enclosed and enjoys good privacy from sheltering hedges and mature greenery, with a neat section of level lawn and colourful planted borders proving plenty to keep a gardener busy with, without being too high maintenance.

### 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.

### ACCOMMODATION LIST

Entrance Hall, Two Double Bedrooms Both With Fitted Wardrobes, Shower/Wet Room, Living Room, Kitchen, Sunroom. Floored Attic with Ramsay Ladder. Garden, Drive & Detached Garage.

### HIGHLIGHTS

- Excellent Cul De Sac Location
- Rarely Available Detached Bungalow
- Large Partially Floored Attic
- Fully Enclosed Garden
- Private Parking & Detached Garage

### SERVICES

Mains water, gas, electricity and drainage. Double glazing and gas central heating.

### ENERGY EFFICIENCY

Band D.

### COUNCIL TAX

Band E.

### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal- You Tube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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

### MEASUREMENTS

See Floorplan.

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### MARKETING POLICY

Offers over £199,000 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](mailto: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.



