

HASTIN^{LEGAL}&S



1 Albert Place

Kelso, TD5 7JL



1 bed



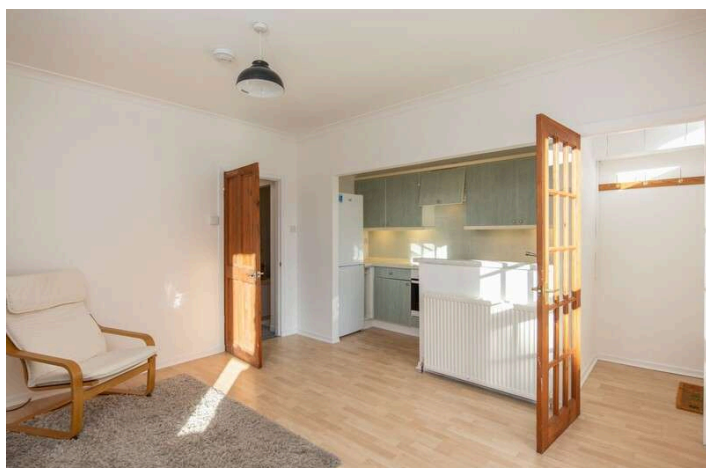
1 public



1 bath



A Well Appointed And Bright One Bedroom Flat, Situated In A Central Position With Shared Gardens And Excellent Scope As A First Time Buyer Or Holiday Let.



Set on a charming traditional row of properties set just off the cobbled square, 1 Albert Place benefits from an excellent position for nearby amenities, and perfect as a starter home or with obvious potential as an investment being so well positioned. 1 Albert Place is a neat, main door apartment hosting bright and well appointed accommodation on the ground floor with the benefit of a shared communal garden.

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 first time buy, rental investment or those looking for accommodation on one level
- Ground level accommodation
- Central yet quiet location within Kelso
- Private main door entrance front and rear
- Fresh décor and well kept • Communal garden

ACCOMMODATION SUMMARY

Entrance Hall, Semi-Open Plan Kitchen/Lounge, Double Bedroom, Bathroom. Rear Hall/Utility Area. Excellent Storage. Two Outhouses and Shared Garden.

ACCOMMODATION

With a main door entrance, the hallway extends to the semi-open plan lounge/kitchen which benefits from two large dual aspect windows creating a light and airy space. The kitchen is particularly well planned, fitted with a good range of wall and base units with space for slot in appliances. Centrally located, the bathroom is fitted with a three piece suite comprising WC, pedestal sink and bath with shower over. Nestled to the rear of the property, the bedroom is a well proportioned double room which benefits from excellent built-in storage with adjoining rear hall/utility area, providing the perfect spot for coats and muddy boots, complete with space for slot in appliances and allowing direct access to the rear.



EXTERNAL

A most useful area to the rear opens from the rear hall where two external outhouses provide additional external storage whilst a communal garden is situated at the end of the row. This is shared between the residents of Albert Place and Victoria Place and enjoys good levels of sun and has been recently improved by the residents offering an attractive seating area.

SERVICES

Mains electric, water, gas and drainage. Gas central heating. Double glazing.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Band D

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

Fixed Price £75,000 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.

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.