



## 65 The Linn

Kelso, TD5 8EY



Set In A Convenient Location For Nearby Amenities And Transport Links, This Bright And Well-proportioned Two Bed Apartment Makes For A Well-considered Purchase For A First Time Buyer, Or With Obvious Appeal To Continue As A Successful Buy-to-let.



## 65 THE LINN

With plenty of unrestricted parking for residents to the front, a secure entry system opens to the communal stair, which is well kept and fitted with sensor lighting and a rear door accessing the shared gardens.

The first floor apartment is finished in neutral tones throughout; with a generous hall extending to the accommodation with two useful in-built storage cupboards adjacent to the entrance. The open plan living room is set to the far end of the hall, with a lovely dual aspect front to rear, and an arch leading through to the fully fitted kitchen. This is a fantastic bright space, allowing for plenty of room for freestanding furnishings.

Both bedrooms are comfortable doubles, with bedroom one set to the rear and including in-built wardrobes. The bathroom sits across the hall and is fitted with a white suite and shower over bath, modesty glazed window and tiled surround.

Communal gardens open to the rear, with space for clothes hanging and seating, and bin storage.

## 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 SUMMARY

Entrance Hallway, Living Room, Fitted Kitchen, Two Double Bedrooms, Bathroom.

## KEY FEATURES

- Bright & Welcoming Apartment
- Central Position
- Ideal First Time Buy
- Previously Successful Buy-to-Let

## SERVICES

Mains electric, water and drainage. Gas central heating. Double Glazing.

## ADDITIONAL INFORMATION



All integrated appliances, carpeting, blinds, curtain poles as viewed, are included in the sale price. Internal floor space 66m<sup>2</sup>.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY

Band C.

## MEASUREMENTS

## 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](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.

## MARKETING POLICY

Offers over £99,000 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.