



Beech Tent Lane Cottage, Kelso, TD5 7DS



Offers Over £165,000

- Terraced Stone-built Cottage
- Kitchen / Living Room
- Utility Cupboard & First Floor WC
- Clean Neutral Decor
- 2 Bright Bedrooms
- Modern Shower Room
- Gas Heating & Double Glazing
- Holiday Let Potential



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LOCATION:

Kelso is a charming market town in the Scottish Borders, known for its picturesque setting along the River Tweed and its rich history. Beech Tent Lane is just off Roxburgh Street placing you in a prime location, with easy access to the town's vibrant shops, cafes, and amenities while enjoying a peaceful residential atmosphere. This area also boasts a strong connection to local heritage, as Roxburgh Street leads up to Floors Castle, the Duke of Roxburghe's estate, adding to the historic appeal. Kelso is in the midst of stunning surrounding countryside, has excellent schools, and a welcoming community. Kelso offers a perfect balance of rural beauty and modern convenience.



DESCRIPTION:

This charming two-bedroom terraced cottage is perfectly situated on a quiet pedestrian lane off Roxburgh Street in the historic town of Kelso. Cleverly designed to maximise space, the property offers comfortable living over two floors. The ground floor features a well appointed open-plan kitchen and living area, a modern shower room, and a useful understairs utility cupboard with plumbing for a washing machine. Upstairs there are two bright bedrooms, additional storage, and a convenient WC. With its excellent location and smart layout, this cottage would make an ideal second home or holiday let. The current owner ran a very successful holiday let until recently with further information available on request.



EXTERNALLY:

The property is accessed from the small Beech Tent Lane which is a 'stones throw' away from The Cobby on the banks of the River Tweed.

SERVICES:

Mains Electricity, Gas, Water & Drainage.



IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



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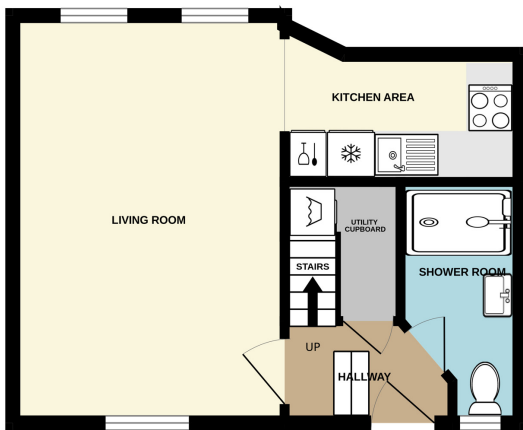
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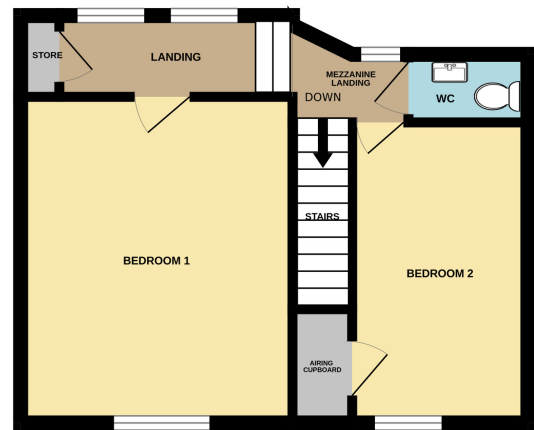
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FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- HALL (2.16M X 1.22M) at widest
- KITCHEN AREA (3.35M X 1.53M) at widest
- SHOWER ROOM (2.82M X 1.53M) at widest
- WC (1.44M X 0.83M)
- BOILER / AIRING CUPBOARD (1.01M X 0.70M)
- STORE (0.92M X 0.39M)
- LIVING ROOM AREA (4.88M X 3.27M)
- UTILITY CUPBOARD (1.44M X 1.35M) at widest
- MEZZANINE LANDING (1.99M X 0.80M)
- BEDROOM 2 (3.54M X 2.30M)
- LANDING (2.08M X 0.98M)
- BEDROOM 1 (3.76M X 3.24M)

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