



10 Spread Eagle House, Kelso, TD5 7JD



Fixed Price £105,000

- Top Floor Apartment
- Kitchen & Ample Storage
- Double Glazed Sash & Case Windows
- Secure Intercom Entry System
- Spacious Living Room
- Neatly Fitted Bathroom
- Partial Electric Heating
- Prominent Historic Building

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LOCATION:

Nestled in the picturesque Scottish Borders, Kelso offers a charming blend of rich history and natural beauty. This historic town boasts an impressive array of Georgian architecture, complemented by the scenic backdrop of the River Tweed. With its vibrant local community, Kelso is renowned for its welcoming atmosphere and numerous cultural events. Whether you're drawn to the town's historic landmarks, such as Floors Castle, or seeking outdoor adventures along the riverbanks, Kelso provides an idyllic setting for those looking to make a home in the heart of the Scottish Borders. Explore the unique properties available and discover the timeless allure of Kelso.

DESCRIPTION:

This one-bedroom flat on the second floor of the converted former 'Spread Eagle Hotel' which dates back to 1777. The building is a prominent stone property with Category B Listed Building status. The residence has been thoughtfully upgraded with double-glazed sash and case windows and features intercom secure entry, a 54m sq. floor area and partial electric heating. Ideally situated in central Kelso, this apartment is perfect for either a second home or a first time buyer home.

Note: Common parts of the building are maintained by a factor with factoring charges payable.

EXTERNALLY:

The property is accessed from pedestrian lane which links Bridge Street to Abbey Row. A secure intercom access leads into the neatly maintained communal stair well which has a shared store room. There is also a gated communal bin yard which is also accessible from the communal stairway.

SERVICES:

Mains Electric, Water & Drainage. Category B Listed Building.

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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FLOOR PLAN:

SECOND 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 (5.89M X 1.82M) at widest
- KITCHEN (3.19M X 1.79M)
- AIRING CUPBOARD (1.00M X 0.75M)
- CUPBOARD 1 (0.89M X 0.62M)
- LIVING ROOM (4.79M X 3.84M)
- BATHROOM (2.09M X 1.96M)
- BEDROOM (3.21M X 3.20M) at widest
- CUPBOARD 2 (0.89M X 0.64M)

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