



Glenburn, 4 Inch Park, Kelso, TD5 7EQ



- Ground Floor Apartment
- 2 Bedrooms & Shower Room
- Living Room & Dining Room
- Front Town Garden
- Small Cul-de-sac Location

- Spacious Accommodation
- New Kitchen June 2024
- Double Glazing & Gas Heating
- Enclosed Rear Garden
- Close to the Town Centre

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LOCATION:

Kelso, nestled at the confluence of the Tweed and Teviot rivers, is one of the most picturesque and unspoiled towns in the Scottish Borders. Highlights include the 12th-century Kelso Abbey, a Flemish-style cobbled square, Floors Castle, and an old bridge over the Tweed. The town boasts excellent educational and sporting facilities, numerous quality shops, and abundant opportunities for country pursuits, particularly fishing on the Tweed. Kelso is an increasingly sought-after location in the Borders.

DESCRIPTION:

A stone-built ground floor garden apartment set within a block of four flats, which sits in a quiet cul-de-sac close to Kelso town centre. Glenburn oozes Victorian character as soon as you walk through the door with high ceilings, 4-panel doors, patterned glass panels, cornicing, picture rails and dado rails. The hallway leads to a bright spacious living room and to the first of the two bedrooms, which feature large front-facing windows. Towards the rear, the hallway extends to a dining room, which leads to a galley-style kitchen, overlooking and providing access to the rear garden. The new kitchen has recently been fitted (June 2024). There is also a modern shower room and a master bedroom with large wardrobe and a glazed door opening to the south facing enclosed rear garden, perfect for your morning coffee.

EXTERNALLY:

To the front there is a stone wall and a wrought iron gate leads to a low maintenance garden with gravel and shrubs. A neat landscaped rear garden which provides a modern and secure private garden space with paved patio, raised planter and boundary fence. The garden is accessed from the kitchen or master bedroom making it an ideal retreat.

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.



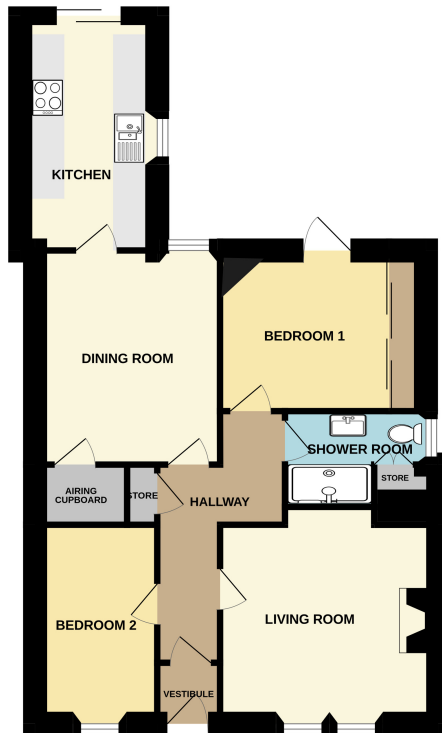
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FLOOR PLAN:

GROUND 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:

- VESTIBULE (1.18M X 1.14M)
- LIVING ROOM (4.08M X 3.69M)
- DINING ROOM (4.01M X 3.62M) at widest
- BEDROOM 1 (3.74M X 2.77M) including wardrobes
- HALLWAY
- BEDROOM 2 (3.74M X 2.28M)
- AIRING CUPBOARD (1.79M X 1.08M)
- SHOWER ROOM (2.57M X 1.73M) at widest

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