



CROWNTAIL BANK

30 TWEEDSYDE PARK, KELSO TD5 7RF

“Superb detached family home situated in a small cul-de-sac within a sought after residential development on the bank of the River Tweed”

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30 Tweedsyde Park is a superb detached family home situated in a small cul-de-sac within a sought after residential development nestled on the north bank of the River Tweed approximately half a mile to the town centre and enjoying wonderful views over the river and beyond.

Bright, extremely spacious, versatile, and well appointed accommodation comprises:- Vestibule, Entrance Hall, Dining Room, Sittingroom/Bedroom 5, Shower Room with WC, Fitted Kitchen, Utility Room, Lounge, 4 Double Bedrooms (one with en-suite bathroom), Family Bathroom and Double Garage. There is a neatly maintained private garden surrounding the property which includes lawns and a patio area as well as a driveway with space for several cars. The property benefits from gas central heating, is fully double glazed and being offered for sale with all fitted carpets, floor coverings, curtains, blinds and light fittings.

VESTIBULE:

A hardwood door with glass side panel opens into a vestibule with tiled flooring and a storage cupboard with shelving. An inner glass door leads to a spacious hall.

ENTRANCE HALL: 4.21m x 4.13m

Extremely bright and spacious and giving access to all rooms. Large under stairs storage cupboard with lighting and electric meters. Linen/airing cupboard with hot water tank and shelving. C/h radiator. 1 double power point. Fitted carpet. Stairs to upper floor. An open plan archway with glass side panels leads to the dining room.

DINING ROOM: 4.26m x 3.44m

With a large velux window to rear giving an abundance of light and patio doors to the garden. C/h radiator. Wall lighting, 1 double and 1 single power point. Fitted carpet.

LOUNGE: 6.57m x 4.75m

An extremely spacious room with french doors to garden and windows to side and rear with roman blinds. Feature fireplace with open coal fire, marble hearth, surround and mantel. C/h radiator. TV aerial. 6 double power points. Wall lights. Display alcove with storage below. Telephone point. Fitted carpet.

KITCHEN: 4.09m x 3.28m

Bright fitted kitchen with window to rear overlooking the garden. Excellent range of fitted base and wall units with contrasting worktops and tiled splashback. Corner display shelving. Concealed downlighters. C/h radiator. Gas cooker point. Large walk-in larder. Plumbed for dishwasher, Telephone point. 3 double and 4 single power points. Vinyl floor.

UTILITY ROOM: 3.35m x 1.58m

With window to side. Stainless steel sink unit with drainer. Shelved storage cupboard. Plumbed for washing machine. Traditional clothes pulley. 1 double power point. Fluorescent lighting. Door to side garden. Vinyl floor. The gas c/h boiler is located in the utility room.

SITTING ROOM/BEDROOM 5: 4.24m x 3.61m

With window to side. 1 double power point. C/h radiator. TV aerial. Storage cupboard/wardrobe. Fitted carpet.

SHOWER ROOM: 1.91m x 1.50m

With white WC, pedestal wash hand basin with tiled splashback and fully tiled shower cubicle with lighting and extractor fan. Heated towel rail. Tiled effect vinyl floor.

MASTER BEDROOM WITH EN-SUITE BATHROOM: 4.74m x 4.22m

Spacious master bedroom with window to side. C/h radiator. 4 single power points. Telephone point. Picture rail. Fitted carpet.

EN-SUITE BATHROOM: 2.72m x 2.10m

Bright with frosted glass window to side. White WC, pedestal wash hand basin with tiled splashback and mirror above. Bath with tiled splashback. Extractor fan. C/h radiator. Vinyl floor.

UPPER FLOOR:

Reached by stairs from the entrance hall with fitted carpet and open balustrade.

LANDING:

A spacious gallery style landing with open balustrade gives access to all rooms on the upper floor. 1 single power point. Hatch to attic space. Telephone point. C/h radiator. Glass door leading to rear landing. Fitted carpet.

BEDROOM 2 WITH WC: 4.72m x 4.70m

Bright and spacious double bedroom with windows to rear giving a wonderful open view over the river and beyond. Roman blinds. 2 double power points. C/h radiator. Display shelving. Fitted carpet.

WC: 1.90m x 0.89m

With white WC and pedestal wash hand basin with tiled splashback. Extractor fan. Fitted carpet.

BEDROOM 3: 4.14m x 3.59m

Double bedroom with window overlooking the garden and enjoying a superb view over the river and beyond. Fitted wardrobe with shelving and hanging rails. 2 double power points. Telephone point. C/h radiator. Fitted carpet.

REAR LANDING:

A glass door opens into the rear landing which has a large shelved storage cupboard with lighting and a linen cupboard with shelving and hanging rail. Fitted carpet.



BEDROOM 4: 5.22m x 3.58m

An extremely bright double bedroom with two large velux windows giving an abundance of light. Roller blinds. 2 double power points. C/h radiator. Fitted carpet.

BATHROOM: 2.49m x 2.66m

With velux window to side and roller blinds. Champagne suite comprising WC and wash hand basin set in a vanity unit with tiled splashback, light and shaver point above. Bidet with tiled splashback and bath with shower, contrasting tiling and glass screen. C/h radiator. Vinyl flooring.

GARDENS:

The property is surrounded by a delightful and private garden with colourful borders, established shrubs, lawns and a patio from where to sit and enjoy the river frontage view.

GARAGE:

There is a double garage attached to the property with a tarred driveway leading thereto and private parking for several cars.

GENERAL:

All fitted carpets and flooring are included in the sale along with the curtains, blinds and light fittings. The solar panels are also included in the sale. The owner will have riparian fishing rights, that is fishing for trout and freshwater fish.

SERVICES:

Mains water, drainage, gas and electricity are connected.

BURDENS:

Council Tax – Band G. EPC Rating – D64

VIEWING:

Strictly by appointment through the selling agents.

ENTRY:

By negotiation.



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. gas and electric installations and appliances in the house have not been checked by the selling agents.



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