



## 83E ROXBURGH STREET

### KELSO

*“83e Roxburgh Street is a desirable and spacious 2 bedroom first floor apartment forming part of a traditional building”*





Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish style Town Square. There are excellent shopping, educational and recreational facilities, the latter including National Hunt Racing, Curling, Golf (including the magnificent Roxburghe championship course), Swimming, Tennis, Cricket, Bowls and Fishing. Kelso is within easy reach of all other parts of the Borders and lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed, with its main line Railway Station, and 70 miles north of Newcastle-Upon-Tyne. 16 miles to Tweedbank for the Borders Railway for an easy commute to Edinburgh.

83e Roxburgh Street is a desirable and spacious 2 bedroom first floor apartment forming part of a traditional building which boasts many attractive original features such as high ceilings and surprisingly spacious rooms. The property is within a stone's throw of Kelso's town centre and local amenities and also boasts views over the River Tweed and beyond towards Springwood Park and Floors Castle.

#### ACCESS

A traditional iron gate provides access to the property just off of Roxburgh Street into a cobbled courtyard with curved staircase leading you to the property. A built in storage cupboard on the landing houses the utility meters and also provides valuable, secure storage space. A part glazed door leads you into the properties main hallway.

#### ENTRANCE HALL

A welcoming entrance hall with a delightful black original range found within a recessed fireplace. There is also ample natural light provided by the double skylight windows to the rear. Fitted carpet. Electric storage heater. Double power point.

#### KITCHEN – 5.1m x 4m

Modern Kitchen area with ample space for dining table and chairs if desired. A large door to the rear provides access to the Juliet balcony providing a pleasant outlook onto the shared cobbled courtyard area below. The kitchen is fitted with an excellent range of wall and base units with further granite worktops and the centrepiece is a stainless steel sink with drainer. Vinyl Flooring. Electric storage heater. Three double and one single power point.

#### LIVING ROOM - 3.9m x 2m

Accessed through single paned door to the rear of the kitchen. The Living room is situated to the rear of property and provides a real sense of privacy. There is a large window that provides further views of the shared cobbled courtyard area. There is a further traditional fire place to the rear of the room with tiled insert and black painted surround. Fitted carpet. Electric storage heater. Three double power points and a television connection point.

#### BEDROOM 1 – 5.2m x 3.8m

A naturally bright and spacious room presented in good order with 2 double windows and pleasant outlooks towards the River Tweed and Floors Castle. Fitted Carpet.

These particulars, whilst carefully prepared, are not warranted and do not form part of any contract. All measurements are approximate and are not warranted. No warranties are given by the seller or the selling Agents as regards the condition of the property, as regards any works which may have been carried out upon the property and as regards any Notices or proposals which may currently affect the property. Any purchaser shall require to carry out his own investigations in respect of all such matters.

Electric Storage Heater. Three double power points and a television connection point.

#### BEDROOM 2 - 3.8m x 2.5m

Set to the front of the property with large window allowing ample natural light into the room. Windows also provide pleasant outlooks over the River Tweed and beyond. Fitted Carpet. Electric Storage Heater. Three double power points and a television connection point.

#### BATHROOM – 2.25m x 2m

The modern bathroom is stylishly presented with a fully tiled floor and boasts the option of under floor heating. Fitted with a modern white 3 piece suite consisting of wc, pedestal sink and Jacuzzi bath with power shower over. Natural light is also provided by skylight windows. Wall mounted towel rail. Shaver light and socket.

#### STORAGE CUPBOARD

There is an additional storage cupboard just off the main hallway. This houses a substantial hot water tank and a hanging rail with room for many coats.

#### ADDITIONAL LOFT SPACE

There is additional loft space located to the front of the property. While providing valuable extra storage space the loft also has the potential to be converted into an office area and is already partially floored.

#### EXTERNAL

There is a shared cobbled courtyard to the rear of the building which offers a great sense of privacy.

#### SERVICES

Mains electricity, water and drainage. Space heating provided by mixture of storage heaters and electric panel heaters.

#### Council Tax Band – B EPC Rating – C

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Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. Solicitors submitting offers are requested to use the Scottish Standard Clauses (Edition 2) (15th March 2016). Successful offers received not using the Standard Clauses may be responded to by deletion of the non-standard Clauses and replaced with the Scottish Standard Clauses (Edition 2) (15th March 2016). The sellers do not bind themselves to accept the highest or any offer which may be received for the property. If the property is being advertised at a fixed price, potential purchasers and their Agents should be aware that the date of entry will be regarded as a material condition when considering any offer received. If an offer is submitted at the fixed price but is subject to survey or subject to any other suspensive condition, the offer will only be considered once any such condition has been removed and, pending such removal, the property shall remain on the market for sale and we shall continue to invite offers for the property at the fixed price.



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