

Galbraith

40 WOODMARKET
KELSO, SCOTTISH BORDERS



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Town centre apartment.

Tweedbank/Borders Railway 16 miles ■ Berwick upon Tweed 25 miles
Edinburgh 44 miles

- Open plan living room/kitchen/dining area, 2 bedrooms.
- Excellent town centre location.
- Recently refurbished and well presented.
- First and upper floor apartment.
- Own entrance door from street level.
- Modern fitted kitchen.



Galbraith

Scottish Borders
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A member of
OnTheMarket

SITUATION

40 Woodmarket has an excellent, central location within Kelso within easy access to all the town's amenities and just a short distance from the town's market square.

Arguably the most attractive of the Borders towns, Kelso is set in an area of great scenic beauty and is noted particularly for its fine Market Square and for the remains of one of the great Border Abbeys. The town sits at the confluence of the River Tweed and the River Teviot. Kelso provides a good shopping centre together with an excellent range of social and sporting facilities including golf, bowls, tennis, swimming, curling, National Hunt racing and fishing. A modern high school has been built on the edge of the town as well as primary schools at Broomlands and Edenside.

Kelso has good road links with the other principal towns in the Borders and there are railway stations at both Twedbank and Berwick upon Tweed.

DESCRIPTION

40 Woodmarket is a superb first and upper apartment with its own front door access from Woodmarket.

The apartment has been recently refurbished and is extremely well presented. The well appointed accommodation benefits from gas central heating with modern fitted kitchen and shower room.

ACCOMMODATION

Ground Floor:

Main door leading to entrance hall and stairs to upper floor accommodation.

First Floor:

Landing, open plan living room/kitchen/dining area.

Second Floor:

2 bedrooms, shower room (with shower, wash hand basin and WC).

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/scrubber.riverbed.fondest](https://www.what3words.com/w3w.co/scrubber.riverbed.fondest)

VIEWINGS

Strictly by appointment with the selling agents.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	Band B	D

POST CODE

TD5 7AX

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

TENURE

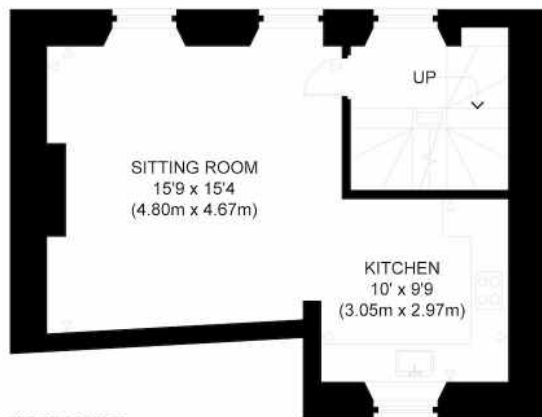
Freehold

2017 ANTI MONEY LAUNDERING REGULATIONS

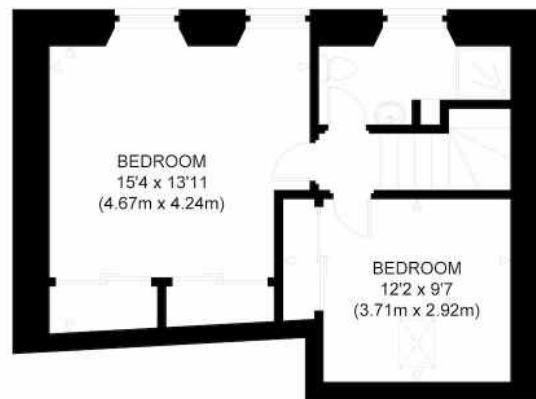
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

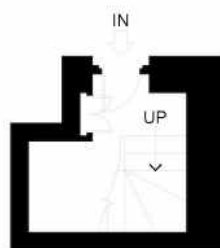




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 410 SQ FT / 38.1 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 410 SQ FT / 38.1 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 58 SQ FT / 5.4 SQ M



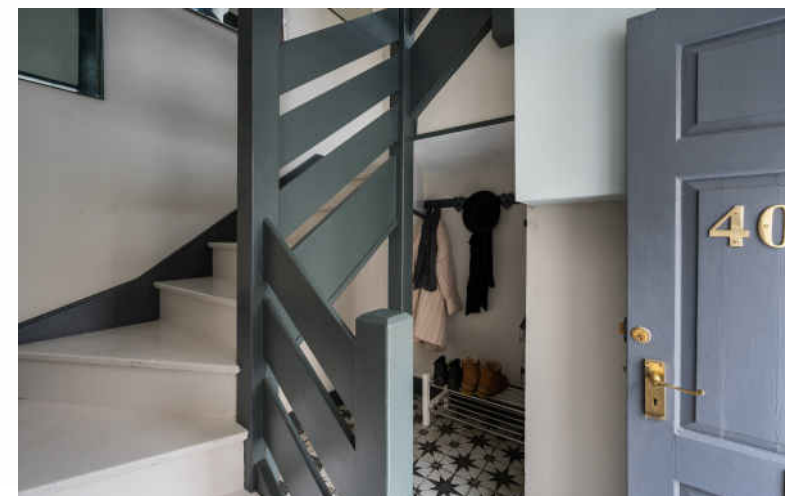
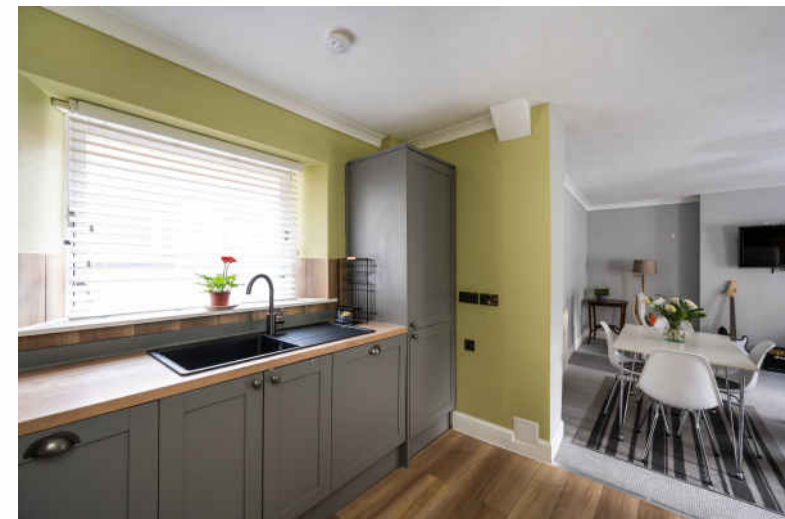
WOODMARKET

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 878 SQ FT / 81.6 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7**. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8**. Photographs taken in February 2024.