

Galbraith



2 INCH GARDENS
KELSO, SCOTTISH BORDERS

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Spacious semi-detached house in a sought after location.

Tweedbank Station 16 miles ■ Berwick Upon Tweed 24 miles
Edinburgh 44 miles

- 1 reception room, 3 bedrooms.
- Spacious and bright throughout.
- Walking distance to Edenside Primary School.
- Generous gardens.
- Set in a quiet cul-de-sac.
- Gas central heating & double glazing.

Galbraith

Scottish Borders
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A member of
OnTheMarket



SITUATION

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.

DESCRIPTION

2 Inch Gardens is an excellent semi-detached dwelling spanning two floors and set in a quiet cul-de-sac. The property is located within a popular area of Kelso and only a short walk from the town centre. Boasting generous gardens to front, side and rear and in excellent order for any keen gardener to maintain.

The lounge is bright and spacious with natural light flooding in through two windows and fitted with modern grey carpets, continuing throughout the property. The adjacent kitchen offers a good range of base and wall-mounted units and there is a useful utility area and rear door to the private garden.

The carpeted staircase leads to the first floor landing and opens to three generous sized bedrooms offering built in storage space.

ACCOMMODATION

Ground Floor:

Entrance hallway, lounge, kitchen, utility room, family bathroom.

First Floor:

Three bedrooms

GARDEN AND GROUNDS

Private garden grounds are provided to the front, side and rear elevations with flowerbed borders and a stone chipped area. The garden is bounded by hedging and timber/metal fencing. The rear garden includes a paved pathway and lawn.

There is a useful garden shed, greenhouse and summerhouse included in the sale.

DIRECTIONS

From Kelso town square, travel south/east on Woodmarket, cross the mini-roundabout and travel along Shedden Park Road, turning left at the roundabout and straight on at the next mini-roundabout. Take the first exit on the left into Inch Road and Inch Gardens cul-de-sac is found on the right hand side a little way along this road.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	Band B	D67

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [///slowly.scavenger.coder](https://www.what3words.com/)

VIEWINGS

Strictly by appointment with the selling agents.

POST CODE

TD5 7JS

FIXTURES AND FITTINGS

The white goods in the kitchen are available by separate negotiation. No items are included unless specifically mentioned in these particulars.

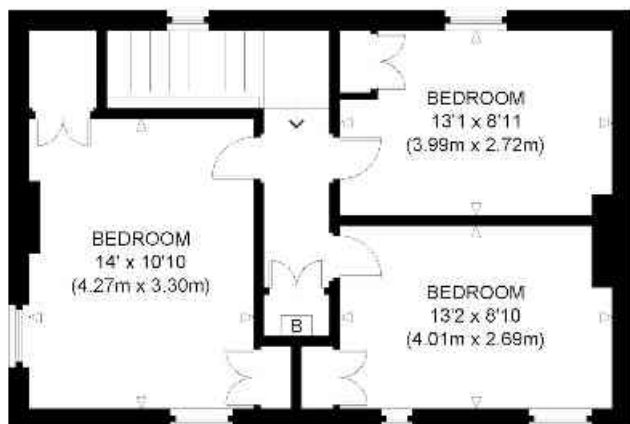
TENURE

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 514 SQ FT / 47.8 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 514 SQ FT / 47.8 SQ M

INCH GARDENS

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1028 SQ FT / 95.6 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 April 2024.

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