

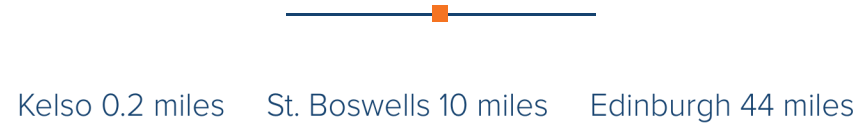


2 Shedden Park Court

Shedden Park Road, Kelso, Scottish Borders, TD5 7DQ

Galbraith

Generous semi-detached 3 bedroom property situated in the heart of Kelso.



2 reception rooms, 3 bedrooms.

Deceptively spacious.

Brilliant 3-bedroom property in highly desirable location.

6-minute walk to Kelso's famous Market Square.

Shedden Park Views.

Conservatory.

Offers Over £175,000

Situation and Description

2 Shedden Park Court is situated in the heart of Kelso. The property sits within a 6-minute walk to the historic Market Square which has a good range of shops and amenities. Kelso is in an area of great scenic beauty and has fantastic local attractions including the 12th Century Kelso Abbey, Kelso Racecourse and Floors Castle. The nearby Schloss Roxburghe Hotel boasts a highly regarded championship golf course, while excellent fishing and other country pursuits are available locally. Schooling is available locally including Kelso High School and private schooling is available at St. Marys in Melrose and Longridge Towers near Berwick. Kelso has good road links with other principal towns in the Borders and The Borders Railway provides a regular train service between Tweedbank and Edinburgh. There is a main East Coast railway station at Berwick-Upon-Tweed.

2 Shedden Park Court is located in a sought-out area in the centre of Kelso. The deceptively spacious property offers substantial kitchen space, a bright living room and a suntrap conservatory which overlooks Shedden Park. Upstairs features 3 double bedrooms with storage and a generous family bathroom.

Ground Floor:

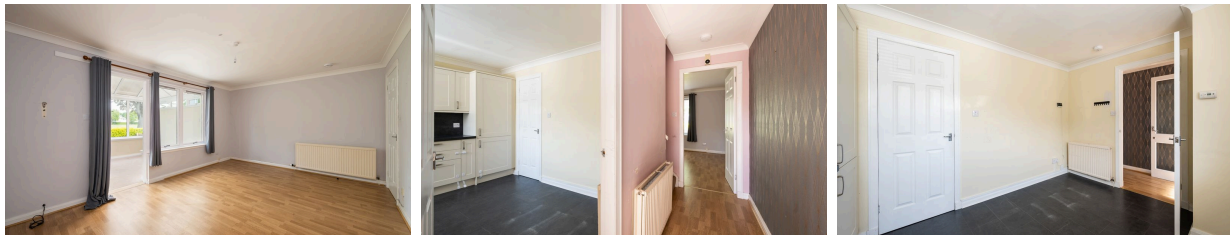
Entrance hallway, storage cupboard, kitchen, lounge, conservatory.

First Floor:

3 Double bedrooms and family bathroom.

Garden & Grounds:

2 Shedden Park Court benefits from a private parking space, front gravelled garden and rear garden with views of Shedden Park.



Additional Information

Solicitors

Bannatyne Kirkwood France & Co, 16 Royal Exchange Square, Glasgow, G1 3AG

Local Authority

Scottish Borders Council

Fixtures & Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Anti Money Laundering (AML) 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.





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 19/05/2025.

ANTI MONEY LAUNDERING (AML) REGULATIONS:

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



Viewings

Strictly by appointment with Galbraith Kelso Tel: 01573224244 Email: kelso@galbraithgroup.com



Tenure

Freehold

Local Authority

Scottish Borders

Council Tax

C

EPC

D



Services

Water

Mains

Electricity

Mains

Drainage

Mains

Central Heating

Gas Central

Internet

Available

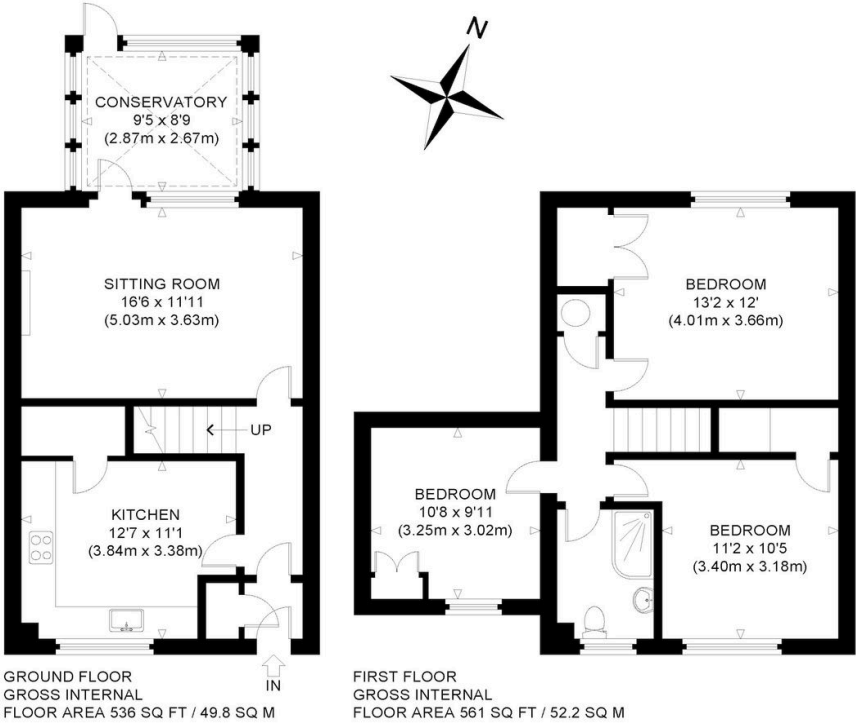


Additional Information

2 Shedden Park Court lies in a Conservation Area.

Plans

Total Area: 1097 SQ FT / 102 Q M



SHEDDEN PARK COURT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1097 SQ FT / 102.0 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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