





McEwan Fraser Legal

Solicitors & Estate Agents

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18 Pinnaclehill Park

KELSO, BORDERS, TD5 8HA



Kelso

SCOTTISH BORDERS

18 Pinnaclehill Park, Kelso is a fantastic family home, located in a quiet and safe cul-de-sac and is in an enviable location in the historic market town of Kelso.

Kelso itself is situated on the banks of the River Tweed at its junction with the Teviot. It is ideal for fishing enthusiasts and Kelso also has an 18 hole golf course and race course. The town is protected to the North by the Lammermuir Hills and the Cheviots to the South. Kelso itself has a wide variety of local shopping and recreational facilities and a great deal more than normal daily requirements are catered for in this location. There is also a good choice of banking, building society and Post Office services. There are two primary schools and a secondary school found in the town. The Borders Railway line has trains on a half hourly service at peak times over seven days of the week. The rail line runs from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour.











LOCAL RURAL LANDSCAPE, VIEW TO HUNE CASTLE, THE SQUARE, LOCAL SHOPS, SHEDDEN PARK AND EDNAM PARISH CHURCH

18

PINNACLEHILL PARK

McEwan Fraser Legal is delighted to offer to the market this fantastic three bedroom semi-detached house with great living space as well as a generous sized garden and driveway. The property comprises of a hallway with storage, large family lounge with feature fireplace, sliding double doors that lead to the conservatory opening to the rear garden, good sized family kitchen with fully integrated appliances and breakfast bar, downstairs WC, large boot and utility room, ideal for a family with pets.

Upstairs is the modern and recent four-piece family bathroom in white including large walk-in shower, large master bedroom with double sliding wardrobe and peaceful outlook to the back garden. There are also a further two double bedrooms each of a good size and both with sliding built-in wardrobes. The property also benefits from ample off street private parking, gas central heating and double glazing throughout.

Early viewing is highly recommended.















"...LARGE FAMILY LOUNGE WITH FEATURE FIREPLACE..."







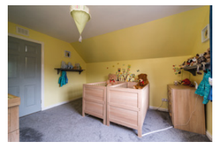


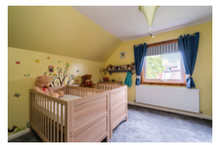








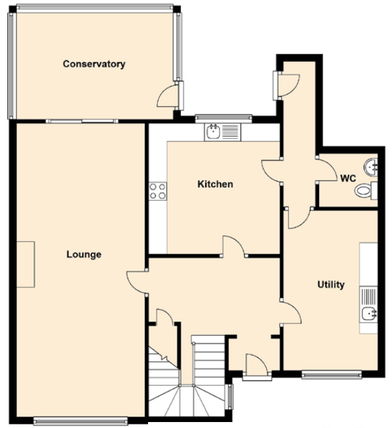




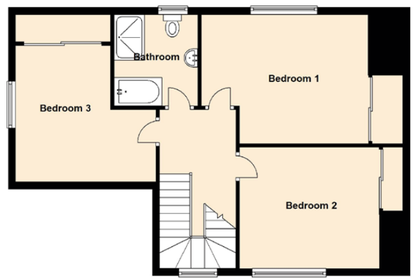




Ground Floor



First Floor



FLOOR PLAN AND DIMENSIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	8.07m (26'6") x 3.53m (11'7")
Kitchen	3.61m (11'10") x 3.60m (11'10")
Utility	4.39m (14'5") x 2.59m (8'6")
Conservatory	4.31m (14'2") x 2.93m (9'7")
Bedroom 1	4.59m (15'1") x 3.55m (11'8")
Bedroom 2	3.84m (12'7") x 3.33m (10'11")
Bedroom 3	3.96m (13') x 3.66m (12')
Bathroom	2.53m (8'4") x 2.29m (7'6")
WC	1.61m (5'3") x 1.47m (4'10")

Gross internal floor area (m²) - 156m²

EPC Rating - C

Extras
(Included in the sale)

Floor coverings, light fittings, blinds, fitted kitchen and garden shed.
Other items may be available by separate negotiation.

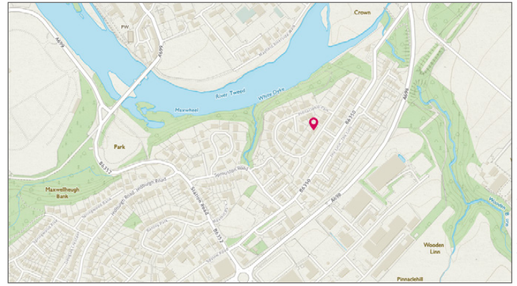
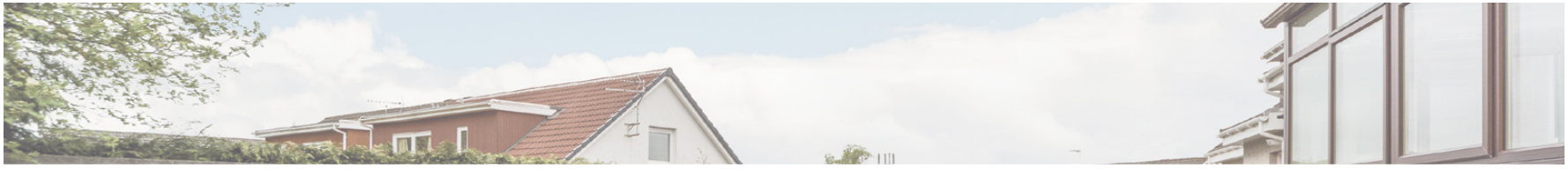


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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
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