



26 PINNACLEHILL

Kelso TD5 8HA

“This spacious detached property is set in a generous plot within a popular and sought after residential development on the edge of Kelso.”



Description:

The property is well proportioned and offers adaptable accommodation. The conservatory to the side of the property, overlooking the rear garden, together with the Living Room and Kitchen offer excellent space for entertaining. Beautifully maintained gardens to front, side and rear, laid to lawn with mature shrubs, flower borders and enjoy a woodland backdrop. The front driveway, suitable for a number of cars, leads to an integral garage. Full Gas Central Heating and Double glazing throughout.

Situation:

Kelso is one of the most attractive towns in the Scottish Borders, and offers excellent shopping, educational and recreational facilities, the latter including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso enjoys easy access of all other parts of the Borders and lies approx. 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. The recently reinstated Waverley Line, from Tweedbank to Edinburgh, offers another option for the commuter, with Tweedbank being under a 30 minute drive from Kelso.

Vestibule: 1.58m x 1.43m

Hardwood door with widow to side leading to the vestibule. Tiled floor and mat insert. Centre light.

Hall:

L shaped hallway with walk in storage cupboard under the stairs. CH Radiator, Power point. Fitted Carpet.

Living Room: 6.82m x 3.84m

Beautifully proportioned room with picture window giving views of the rear garden and woodland beyond. Feature electric fire within tiled surround and wooden mantel. Large CH radiator below window. Curtains. 2 cluster ceiling lights. Power points. Door leads to

Conservatory 5.86m x 3.30m

Double doors leading out to the patio and rear garden. 2 wall lights and centre light. Power Points. Two CH Radiators.

Kitchen/Dining Area: 6m x 3m

Bright kitchen/dining area extending the width of the house. Full range of wall and floor units with coordinating dark wood effect work surfaces and tiled splashbacks. The dining area is situated to the front with a window overlooking the garden. Centre light.

Kitchen area with large window overlooking rear garden. Stainless steel sink unit with single drainer and mixer tap. Built-in double oven with separate hob and cooker hood. Plumbed for washing machine and dishwasher. Ceiling spots. Vinyl flooring. Ample power points. CH radiator. Blinds.

Utility Area: 1.65m x 1.43m

Built in full height storage cupboard. Door to back garden.

Downstairs Cloakroom: 1.48m x 1.41m

White wash hand basin and WC. CH Radiator. Extractor Fan. Fully tiled.

Dining Room 3.69m x 3.35m

With glazed door, fitted carpet and CH radiator. Centre light. Power points. Curtains.

Music Room/ Bedroom 3: 3.83m x 3.33m

Previously used as a music room but could also be used as a Bedroom. Built in cupboards with both hanging space and shelving. Fitted

carpet. Power points. Centre light and curtains. CH radiator.

Study/ Bedroom 4: 2.78m x 2.57m

Previously used as a study. Would make an ideal single bedroom with built in wardrobe/cupboard. Power points. Fitted carpet. CH radiator. Strip light. Curtains.

Stairs with dark wood hand rail and fitted carpet lead up to first floor

Landing:

Velux window. Radiator. Fitted carpet. Hatch to roof space. Double pp.

Master Bedroom : 3.85m x 3.73m

CH radiator, fitted carpet and curtains. Two wall mounted reading lights. Centre light. Power points. Mirrored door leads into large floored Storage space in the eaves. Light.

Ensuite WC : 1.57m x 1.44m

Wash hand basin. WC. Partially tiled. Fitted carpet. Centre light. Door leads to:

Airing cupboard/ Storage space: 1.89m x 1.51

Housing hot water tank. Shelving and hanging space. CH radiator. Fitted carpet. Extractor fan. Centre Light.

Bedroom2 : 3.72m x 2.66m

Two built in double wardrobes. Fitted carpet. Power points. CH radiator. Curtains.

Family Bathroom: 2.80m x 2.22m

Fully tiled bathroom. 3 piece bathroom suite with WC, wash hand basin with light and shaver socket above and bath. Mira shower and glazed folding shower screen. Built in shelved cupboard. Window with modesty glass. Vinyl floor tiles. Centre light. CH radiator and wall mounted electric heater.

External:**Garage:**

Integral single garage with metal up and over door, power and light. Houses the outside tap and gas meter.

Boiler room is attached to the back of the garage and houses fuse box, electric meter and Worcester central heating boiler. Centre light.

Garden:

The property is surrounded by mature gardens laid out to lawn with shrub and flower borders. Large stone patio to the rear and looks onto mature woodland.

Greenhouse**General:**

All fitted floor coverings, curtains, blinds and integrated items in the kitchen are included in the sale price. Please note the Fridge/Freezer is not included.

Services:

Mains water, drainage and electricity. Gas central heating. Double glazing.

Viewing:

Strictly by appointment with the sole selling agents, Messrs Taits, 10 The Square, Kelso Telephone 01573 224311.

Entry:

By negotiation.

Council Tax Band - F
EPC Rating - D (63)

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. gas and electric installations and appliances in the house have not been checked by the selling agents.



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