



## 9 Inch Road

Kelso, Scottish Borders, TD5 7BU

**Galbraith**

## Compact one bedroom flat close to town centre.



Borders Rail Link 15.6 miles

Berwick upon Tweed 23.3 miles

Edinburgh 43.8 miles



Ideal buy-to-let opportunity.

Main door entrance.

Private garden.

Offering scope for modernisation.

Located close to local amenities.

What3Words: basics.mass.warbler

**Offers Over £70,000**



## Situation and Description

9 Inch Road enjoys a peaceful residential location close to Kelso town centre. Kelso, arguably the most attractive of the Borders towns and set in an area of great scenic beauty, noted particularly for its fine Market Square where you will find a range of shops and supermarkets. 9 Inch Road is within comfortable walking distance of the Market Square. The local hospital, Health Centre and swimming pool are all located on Inch Road.

Local attractions include 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.

Kelso has good road links with the other principal towns in the Borders and The Borders Railway provides a regular train service between Tweedbank and Edinburgh. There is a main East Coastline railway station at Berwick-upon-Tweed.

Accommodation and garden:

9 inch Road is a compact, one bedroom flat within a traditional terrace block, located in a peaceful area of Kelso. Spanning 38sqm the property would be an ideal buy-to-let investment or first-time purchase, offering scope to modernise to your own desire.

The property benefits from private garden grounds & timber fencing boundary



# Viewings

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



## Listing

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## Tenure

Freehold

## Local Authority

Scottish Borders Council

## Council Tax

A

## EPC

D



## Services

### Water

Mains

### Electricity

Mains

### Drainage

Mains

### Central Heating

Electric

### Internet

Available

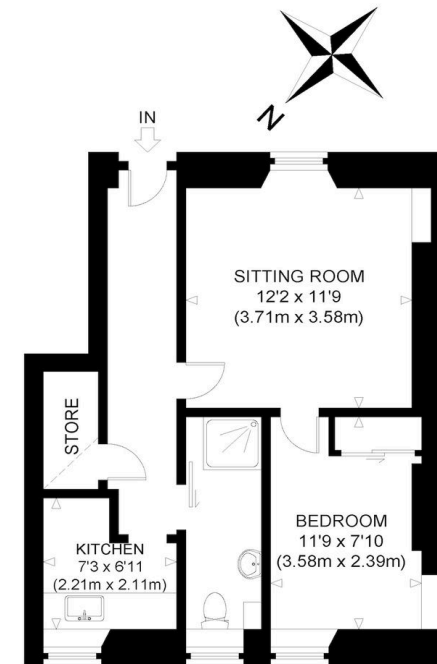


## Additional Information

Rights of Access: The property is accessed through a shared path.

# Plans

Total Area: 452 sq ft



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 452 SQ FT / 42.0 SQ M

INCH ROAD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 452 SQ FT / 42.0 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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**Galbraith**