

10 ALBERT PLACE
KELSO, SCOTTISH BORDERS



10 ALBERT PLACE KELSO, SCOTTISH BORDERS

Spacious one bedroom maisonette situated in the heart of Kelso.

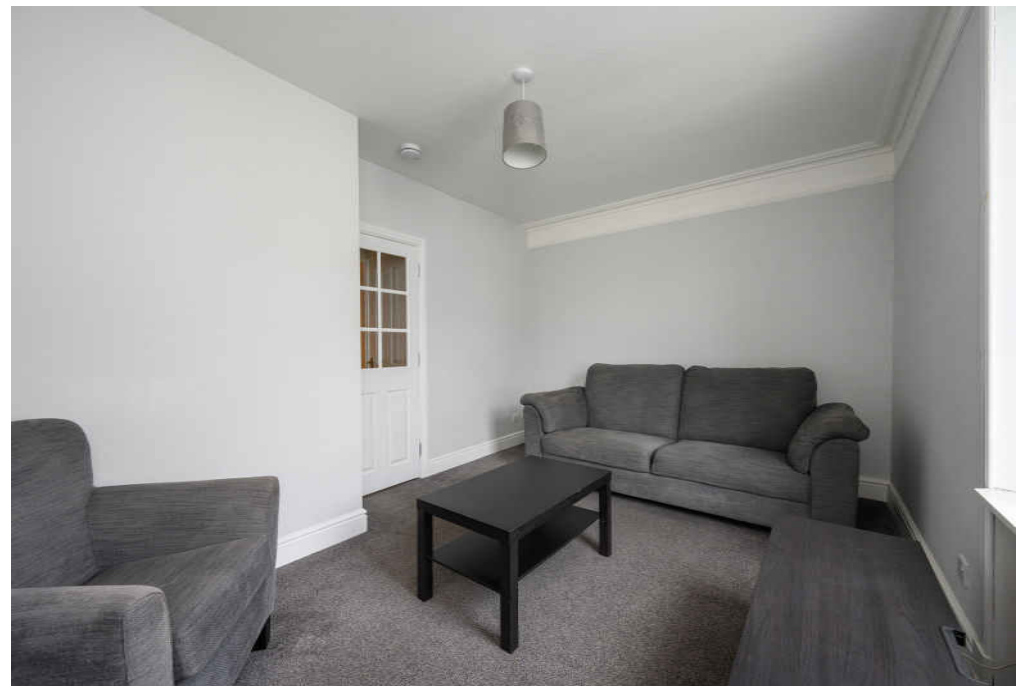
Tweedbank/Borders Railway 16 miles Berwick-upon-Tweed 25 miles
Edinburgh 44 miles

- 1 reception room, 1 bedroom.
- Excellent town centre location.
- Ideal first time buy or rental/holiday let investment.
- Set over two floors.
- Communal garden area.

Galbraith

Scottish Borders
01573 224244
kelso@galbraithgroup.com

A member of
OnTheMarket



SITUATION

10 Albert Place enjoys a quiet location just off Bowmont Street and within a comfortable walking distance of Kelso Square.

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 where you will find a range of shops and supermarkets. Schooling is available locally including the recently built Kelso High School and private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick. 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 Coast line railway station at Berwick-upon-Tweed.

DESCRIPTION

10 Albert Place benefits from a fantastic position for nearby amenities and offers spacious accommodation set over two floors, extending to approx. 65sqm

The property offers a modern kitchen with a range of base units, breakfast bar and useful kitchen appliances are included in the sale. Completing the ground floor there is a bright and spacious lounge, downstairs WC and additional storage cupboard.

The carpeted staircase leads to the main bedroom with built in wardrobes and modern en-suite shower room. (with shower cubicle, wash hand basin and WC).

ACCOMMODATION

First Floor:

Entrance vestibule, hallway, living room, breakfasting kitchen, WC and under stair cupboard.

Second Floor:

Bedroom, en-suite shower room & storage cupboard.

GROUNDS

Outside there is a shared courtyard and external outhouse currently housing the boiler.

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words app and enter the following three words:stability.strays.included.

VIEWINGS

Strictly by appointment with the selling agents.

POST CODE

TD5 7JL

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Mains	Mains	Mains	Gas	Band A	D58	Available

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

SOLICITORS

Taits, 10 The Square, Kelso, TD5 7HH.

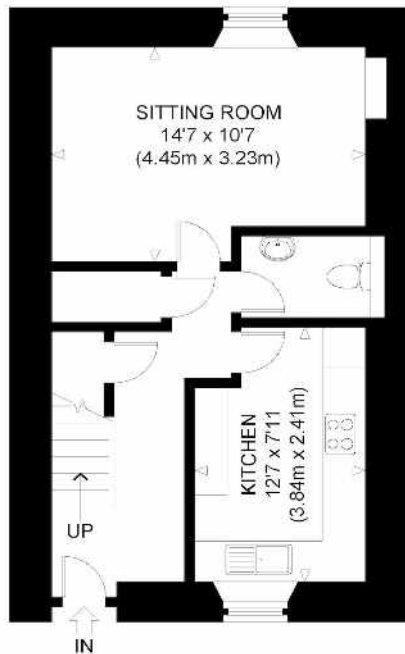
TENURE

Freehold





SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 305 SQ FT / 28.4 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 394 SQ FT / 36.6 SQ M

ALBERT PLACE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 699 SQ FT / 65.0 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

Copyright © exposure

www.photographyandfloorplans.co.uk



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.

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 November 2024.

