



## 17 MAYFIELD

KELSO TD5 7BD

*An attractive first floor apartment situated within a popular residential development close to the town centre and enjoying a wonderful outlook over the River Tweed.*





Bright accommodation, which is in good order throughout, comprises:- Entrance Hall, Lounge, Fitted Kitchen, Double Bedroom, Bathroom and Balcony Area with potential to convert into a sun room. There are neatly tended communal gardens surrounding the property and ample parking facilities. The property benefits from gas central heating, is fully double glazed and being offered for sale with all fitted carpets, floor coverings, curtains, blinds, lightfittings and the white goods.

## ACCOMMODATION

### ENTRANCE HALL:

An external door off the communal stairwell opens into a bright hallway which gives access to all rooms. 1 single power point. Coving. Entryphone system. Smoke alarm. C/h radiator. Hatch to attic space. Shelved linen cupboard. Additional storage cupboard containing electric meters, power point and lighting. Contemporary spot lighting. Beige fitted carpet.

### KITCHEN: 2.8m x 2.3m

With window to front and roller blind. Stainless steel sink unit with drainer. Range of fitted base and wall units with contrasting worktops and tiling between. Integrated "Ariston" 4 ring electric hob, oven, grill and extractor hood. Integrated fridge, washing machine/tumble drier. Walk-in storage cupboard containing c/h boiler. C/h radiator. 1 double and 4 single power points. Contemporary spot lighting. Slate effect laminate flooring.



**LOUNGE: 4.6m x 3.6m**

Bright and spacious with large window to front and roller blind. C/h radiator. 3 double and 2 single power points. TV aerial. Contemporary spot lighting. Telephone point. Smoke alarm. Beige fitted carpet. Patio doors lead to the balcony at the rear.

**BATHROOM: 2.5m x 1.5m**

With champagne three piece suite comprising WC and pedestal wash hand basin with mirror cabinet above and lighting. Bath with 'mira sport' shower, contrasting tiling and glass shower screen. Heated towel rail. Extractor fan. Glass display shelves. Vinyl flooring.

**BEDROOM: 3.5m x 2.8m**

Bright double bedroom with window to rear giving a lovely outlook over the garden and River Tweed beyond. A glass door leads onto the balcony. Roller blind. C/h radiator. Telephone point. 2 double and 1 single power points. Fitted wardrobe with hanging rail and shelving. Beige fitted carpet.

**BALCONY:**

The enclosed balcony is accessed from both the livingroom and the bedroom and provides a fantastic outlook over the communal garden and the River Tweed. Outside lighting. This area has the potential for conversion into a sunroom if required.

**OUTSIDE:**

Neatly tended communal grounds surround the properties in the development and provide direct access to the riverside walkways on the banks of the river. At the front of the property are parking bays and a communal storage area for bins etc.

**GENERAL:**

17 Mayfield Gardens is a bright first floor apartment situated in a picturesque location, with shops and amenities close by, and enjoys wonderful views over the River Tweed. All fitted carpets, flooring, curtains, blinds and light fittings are included. This is an ideal starter home, rental investment or for downsizing and retiring to.





**BURDENS:**

Council Tax – Band C

EPC Rating – C77

**SERVICES:**

Mains water, drainage, gas and electricity are connected.

**VIEWING:**

Strictly by appointment through the selling agents.

**ENTRY:**

By negotiation.



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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