

**Kelso**  
Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 8 Springwood Bank, Kelso

TD5 8BA

**Guide Price £300,000**



Fantastic detached villa in sought after cul-de-sac in Kelso. The spacious property requires modernisation but offers lots of potential to form an ideal family home in a great location. Lounge, dining room, kitchen, three very well-proportioned bedrooms, bathroom and shower room. Generous garden, drive and large garage. Properties in this area do not come onto the open market very often so early viewing is essential to avoid disappointment.



# 8 Springwood Bank, Kelso

TD5 8BA

**Guide Price £300,000**

Vestibule  
Hall  
Lounge  
Dining Room  
Kitchen  
Rear Hall  
Large Master Bedroom  
Two Further Double Bedrooms  
Shower Room  
Bathroom

Gas Central Heating  
Double Glazing

Large Garden to Front & Rear  
Greenhouse  
Large Garage  
Drive



### Location

Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish-style Town Square. There are excellent facilities in Kelso including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

### EPC

D

### Council Tax Band

F

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.

### Warranties

No warranties are given for any of the appliances, windows, heating system or alarm system.



Interested in this property?  
**Kelso**  
Call 01573 400399

43 The Square,  
Kelso, TD5 7HL  
Phone: 01573 400399  
Fax: 01573 400388  
Email: kelso@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868



**8 Springwood Bank, Kelso**

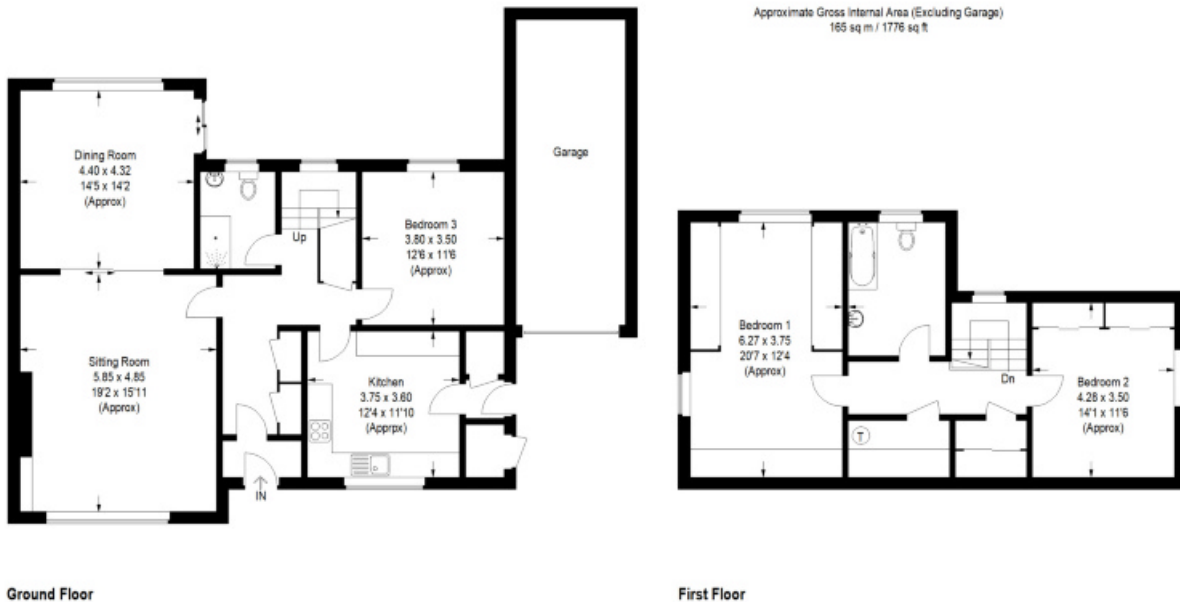


Illustration for identification purposes only, measurements are approximate, not to scale.  
Floorplans/Usketch.com © 2021 (JD 781995)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.