

**Kelso**  
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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 7 Birch Avenue, Springwood Village, Kelso

TD5 8LR

**Offers Over £125,000**



Springwood Village is a highly regarded and sought after retirement village set toward the outskirts of Kelso in beautifully landscaped grounds. Presented in good order, 7 Birch Avenue boasts a well proportioned layout with the added benefit of a conservatory to the rear which provides a welcome addition to the living accommodation. It is set upon a generous plot of well tended gardens and includes a large gravelled drive and garage which provide plenty of private parking.





# 7 Birch Avenue, Springwood Village, Kelso

TD5 8LR

**Offers Over £125,000**

Accommodation  
Hallway  
Lounge  
Kitchen  
Two Bedrooms  
Conservatory  
Bathroom  
Good sized private garden  
Garage  
Large Gravelled Driveway





**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 floor coverings, light fittings, and the kitchen and bathroom fittings.

**Services:**

Mains drainage, water, and electricity. Double Glazing. Gas Central Heating.

**Viewings:**

By appointment with the Selling Agents.

**Entry:**

By mutual agreement.

**Additional Information:**

Springwood Village operates a minimum age policy of 45 years. There is a quarterly management fee payable to Springwood Park of approximately £320.





**Interested in this property?**  
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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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**PROPHOTO**  
COMPANY

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.