



15 SPRINGWOOD TERRACE

KELSO TD5 8JQ

“15 Springwood Terrace is a spacious and well appointed first floor flat “



15 Springwood Terrace is a spacious and well appointed first floor flat providing bright and spacious accommodation comprising: Living Room, Kitchen, 2 Double Bedrooms and Shower Room. The property benefits from Gas Central Heating & Double Glazing. Garden ground lies to the side of the property with a pathway leading to the rear garden. Outbuildings.

The property would be an ideal starter home or equally ideal for downsizing or investors.

Springwood Terrace is in a great residential location which is within walking distance of Kelso's town centre. The house enjoys some excellent outlooks over the town including views of the River Tweed and Floors Castle.

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 shopping, educational and recreational facilities, the latter including National Hunt Racing, Curling, Golf (including the magnificent Roxburghe championship course), Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso is within easy reach of all other parts of the Borders and lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed, with its main line Railway Station, and 70 miles north of Newcastle-Upon-Tyne. 16 miles to Tweedbank for the Borders Railway for an easy commute to Edinburgh.

Accommodation comprises:

ENTRANCE:

Vestibule Stairway leading to upper accommodation. Handrail. CH Radiator. Power Point. Stairs leading to:

UPPER HALLWAY:

Leading to all accommodation. Radiator. Single power point. Cupboard housing Alpha Combi Boiler.

LIVING ROOM: 3.57m x 4.59m

Gas fire with wooden surround and hearth. 2 fitted side units (one housing meters and fuse box) with mirrored glass, shelving and lights. Double window to front with views over Kelso towards the river and Floors Castle. Door leading to:

BEDROOM 2: 3.72m x 4.10m

Large double door storage cupboard. Wood effect vinyl flooring. CH Radiator. 4 x Power Points. Window to rear facing garden.

BEDROOM 1: 3.34m x 4.10m

CH Radiator. Large walk-in cupboard with light, shelving and access to outdoor light switch.

KITCHEN: 2.33m x 3.64m

Range of modern floor and wall units. Wet wall splashback. Stainless steel sink with mixer tap. Dishwasher. Electric Oven with Gas Hob. Curtains & Blinds. Plumbed for washing machine. Vinyl flooring. Ample power points. Front facing window with views over towards Floors castle.

SHOWER ROOM: 1.35m x 1.94m

Good sized walk-in Shower Cubicle. Triton Shower. Extractor Fan. White W.C. & Wash hand basin. Mirror. Window.

GARDEN:

Garden ground at the front of the property lies to the right hand side of the pathway. Access to private rear garden is via the shared pathway. Outbuildings.

GENERAL:

All fitted carpets, floor coverings, curtains, blinds & light fittings are included.

SERVICES:

Mains water, drainage, gas and electricity are connected.

BURDENS:

Council Tax – Band A EPC Rating – C

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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