

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 Rowan Brae, Springwood Village,

Kelso, TD5 8LW

Guide Price £145,000



Springwood village is a highly regarded and sought after retirement village, set towards the outskirts of Kelso. 4 Rowan Brae is a well-appointed detached park home, boasting a large dining lounge, kitchen, two bedrooms, study and shower room. Externally there are generous, yet easily managed gardens along with a large drive and a detached garage, ensuring there is ample private parking. Ideally suited to those seeking a low maintenance property in a peaceful setting. Viewing recommended.



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Accommodation:
Entrance Hall
Open Plan Dining Lounge
Kitchen
Two Double Bedrooms
Study
Shower Room

Gas Central Heating
Double Glazing

Surrounding Garden Grounds
Detached Garage
Driveway



Location

Kelso is one of the most attractive towns in the Scottish Borders, suited 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 42 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Waverly rail link from Edinburgh to Tweedbank can be reached in around 30 minutes in Kelso.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central heating

EPC

N/A

Council Tax Band

B

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Floor Area: 70.9 m² ... 763 ft²



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.



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.