

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 21 Kerfield Court, Dryinghouse Lane, Kelso, TD5 7BP

**Guide Price £145,000**



A well-presented first-floor apartment within the popular Kerfield Court retirement development, just a short walk from the town centre. Set in a private position, the apartment enjoys peaceful outlooks from the lounge over the attractive communal gardens and parking area. Designed for independent living with the reassurance of an on-site manager, the development offers a welcoming and supportive environment. The accommodation includes a bright and spacious lounge/dining room, a well-fitted kitchen, a generous double bedroom and a shower room. Residents benefit from a communal lounge with regular social activities, a laundry room and private parking. Early viewing is strongly recommended to appreciate the setting, comfort and lifestyle on offer at Kerfield Court.





# 21 Kerfield Court, Dryinghouse Lane, Kelso, TD5 7BP

**Guide Price £145,000**

## Accommodation:

Entrance Hall

Lounge

Kitchen

Double Bedroom with built-in-wardrobe

Shower Room

Electric Heating

Double Glazing

Communal Lounge

Laundry

Landscaped Gardens

Private Parking





### 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 42 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Borders Railway link from Tweedbank to Edinburgh can be reached in around 30minutes from Kelso.

### Fixtures & 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. Electric Heating. Direct care link for outwith In House Manger hours. There is an annual service charge of approximately £2,300.00, which includes buildings insurance, as well as the upkeep of the internal and external common areas.

### EPC

C

### Council Tax Band

C

### Viewing

By appointment with the Selling Agent

### Entry

By mutual agreement





**Interested in this property?**  
**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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



## 21 Kerfield Court, Dryinghouse Lane, Kelso, TD5 7BP

Approximate Gross Internal Area = 64.6 sq m / 695 sq ft

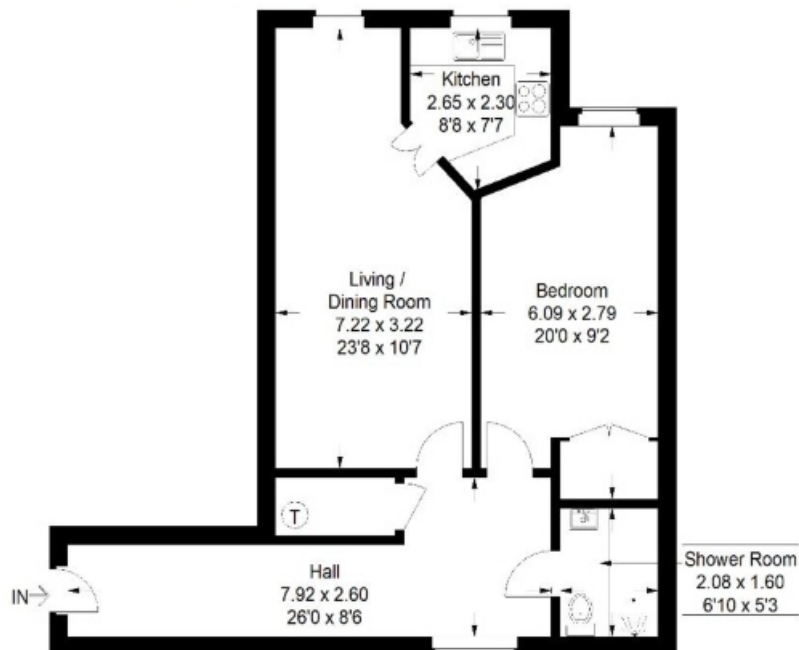


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1215591)

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.