

Kelso

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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8 Birch Avenue, Springwood Village,

Kelso, TD5 8LR

Guide Price £150,000



Nestled within the tranquil setting of Springwood Village, this well-presented two-bedroom park home offers a rare opportunity to enjoy peaceful retirement living on the outskirts of the popular town of Kelso. Positioned in a quiet, landscaped development exclusively for retirees, the home provides well-proportioned accommodation all on one level, ensuring easy access and comfortable living. The interior offers a practical layout, ideal for those seeking a manageable yet spacious home in a secure and welcoming community. Set within surrounding garden grounds, the property also benefits from a detached garage and a private driveway, adding valuable storage and convenience. Early viewing is highly recommended to fully appreciate the setting, space and potential of this delightful park home.



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Accommodation:
Entrance Hall
Open Plan Dining Lounge
Kitchen
Two Bedrooms
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, 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, electricity and gas. Double Glazing. Gas Central heating. White goods to be included in the sale.

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

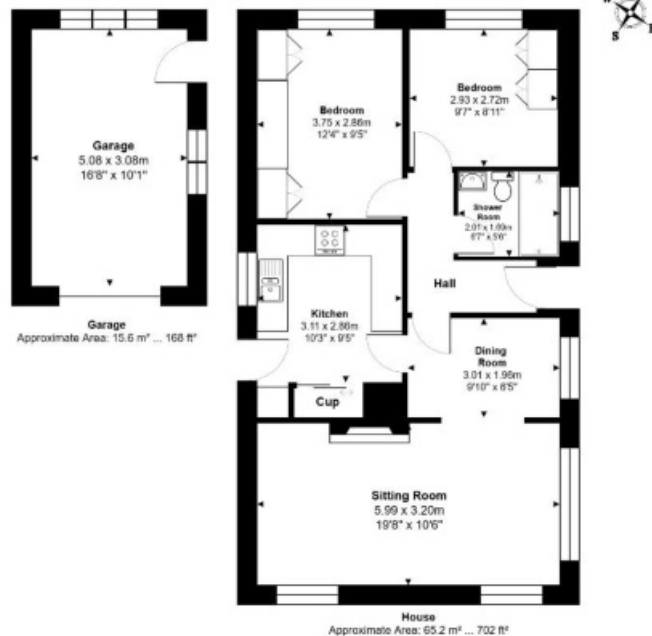
Also At:

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: 65.2 m² ... 702 ft² (excluding garage)



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 misstatement. 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

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.