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## 11 Cherry Bank, Springwood Village Kelso, TD5 8LP

Guide Price £170,000



Set within the peaceful and beautifully maintained Springwood Village development, this attractive three-bedroom park home presents a fantastic opportunity for relaxed retirement living on the edge of the sought-after town of Kelso. The property offers easy, single-level living with a thoughtfully designed layout that combines comfort and practicality. While the home has been well maintained over the years, it would now benefit from some modernisation, allowing the new owner to update and personalise the interiors to their own taste and style. The home is surrounded by low-maintenance garden grounds, providing an inviting outdoor space to enjoy, while a detached garage and private driveway add valuable storage and off-street parking. With a friendly, close-knit community feel and convenient access to local amenities, this home is ideally suited to those looking for a low-maintenance lifestyle in a secure and serene environment. Viewing is highly recommended to appreciate all that 11 Cherry Bank has to offer.



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Accommodation:
Entrance Hall
Open Plan Sitting Room & Dining Room
Kitchen
Utility Room
Master Bedroom with En-Suite Shower Room
Two Further Bedrooms
Bathroom

Gas Central Heating Double Glazing

Surrounding Garden Grounds Detached Garage





#### 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

#### **EPC**

N/A

#### **Council Tax Band**

В

#### Viewing

By appointment with the Selling Agent

#### Entry

By mutual agreement













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### Interested in this property? Call 01573 400399

43 The Square, Kelso, TD5 7HL Phone: 01573 400399

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 01721 723 999
Tel 01750 723 868
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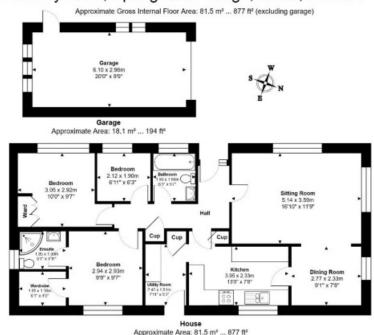








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