

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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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

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

### 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  
Phone: 01573 400399  
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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



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

Approximate Gross Internal Floor Area: 81.5 m<sup>2</sup> ... 877 ft<sup>2</sup> (excluding garage)



Garage  
Approximate Area: 18.1 m<sup>2</sup> ... 194 ft<sup>2</sup>



House  
Approximate Area: 81.5 m<sup>2</sup> ... 877 ft<sup>2</sup>

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.

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.