

Kelso

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36 Springwood Rise, Kelso TD5 8BE

Guide Price £330,000



Enjoying a prime position within the ever-popular Springwood Rise development - a location currently in exceptionally high demand- this beautifully upgraded detached family home occupies a generous plot, backing onto peaceful woodland. Stylishly presented throughout, the property boasts a stunning contemporary kitchen in on-trend navy tones with integrated appliances, flowing seamlessly into a spacious dining area with direct access to the garden - perfect for modern family life and entertaining. A generous lounge, welcoming hallway and convenient ground floor cloakroom complete the lower level. Upstairs the principal bedroom benefits from an en-suite shower room, complemented by three further bedrooms and a family bathroom. Externally, the home continues to impress with ample driveway parking, an integrated garage and a large, level rear garden featuring a patio and superb decked terrace overlooking the woodland - an ideal space for relaxing.



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Hall
Lounge
Dining Kitchen
Downstairs WC
Master Bedroom with En-Suite Shower Room
Three Further Bedrooms
Family Bathroom

Double Glazing
Gas Central Heating

Garden
Garage
Drive



Location

Nestled in the heart of the Scottish Borders, Kelso is widely regarded as one of the most picturesque and desirable towns in the region. Set at the meeting point of the Rivers Tweed and Teviot, the town enjoys a truly stunning setting, with its elegant, Flemish-style cobbled Square forming a charming and vibrant focal point. Independent shops, welcoming cafés, traditional pubs and quality restaurants give Kelso a warm community feel, while its rich history and architectural beauty create an enviable lifestyle setting. The town is perhaps best known for Kelso Races, one of Britain's most scenic National Hunt racecourses, and is also home to Floors Castle, the magnificent Roxburghe family seat set within spectacular parkland. Outdoor enthusiasts are particularly well catered for, with superb fishing on the River Tweed, excellent golf at Kelso Golf Club, as well as rugby, tennis, cricket, curling, swimming and bowls all available locally. Kelso combines the charm of country living with excellent accessibility. The town lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-upon-Tweed and 70 miles north of Newcastle upon Tyne. The Borders Railway at Tweedbank, reachable in around 30 minutes, provides a direct rail link to Edinburgh, making Kelso an attractive choice for commuters and those seeking a balance between rural tranquillity and city convenience. Altogether, Kelso offers an exceptional quality of life, combining natural beauty, rich heritage, strong community spirit and outstanding leisure opportunities in one of the Borders' most sought-after locations.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

C

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



**Interested in this property?
Call 01573 400399**

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Kelso, TD5 7HL
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Opening Hours:
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Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft
Garage = 21.0 sq m / 226 sq ft
Total = 126.0 sq m / 1356 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1274760)

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