

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
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## 12 Kerfield Court, Dryinghouse Lane, Kelso, TD5 7BP

\*\*Ground Floor Apartment\*\*

**Guide Price £200,000**



This beautifully presented, rarely available two-bedroom ground floor apartment is located in the popular retirement complex at Kerfield Court. Conveniently situated within easy reach of the town centre and enjoying a lovely peaceful aspect with pleasant outlooks over the maintained gardens. The apartment features a well-proportioned layout, with the added benefit of excellent storage, including three cupboards off the hallway. French doors from the lounge provide a private and secure entrance. The complex offers a fantastic range of facilities, including a residents lounge and laundry. The landscaped garden grounds are immaculately maintained and there is the added advantage of a private car park to the rear. Viewing highly recommended.



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**Accommodation:**

Entrance Hall  
Lounge with Patio Doors Leading Directly to Gardens  
Kitchen  
Double Bedroom with built-in-wardrobe  
Further Bedroom/Dining Room  
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. The town's focal point is its beautiful Flemish-style town square, which adds to its charm. Kelso is home to excellent facilities catering to a wide variety of interests, including National Hunt racing, curling, golf, swimming, rugby, tennis, cricket, bowls, and fishing. The town also offers a rich history and picturesque surroundings, making it a popular destination for visitors. For everyday conveniences, Kelso boasts supermarkets such as Lidl and Sainsbury's, as well as a GP surgery, two pharmacies, and a cottage hospital. Conveniently located, Kelso lies approximately 42 miles south of Edinburgh, 25 miles west of Berwick-upon-Tweed, and 70 miles north of Newcastle upon Tyne. The town is well-connected, with the new Borders Railway link from Tweedbank to Edinburgh, easily accessible in around 30 minutes 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 £3,869.94, which includes buildings insurance, as well as the upkeep of the internal and external common areas.

### EPC

B

### Council Tax Band

D

### 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
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 71.0 sq m / 764 sq ft

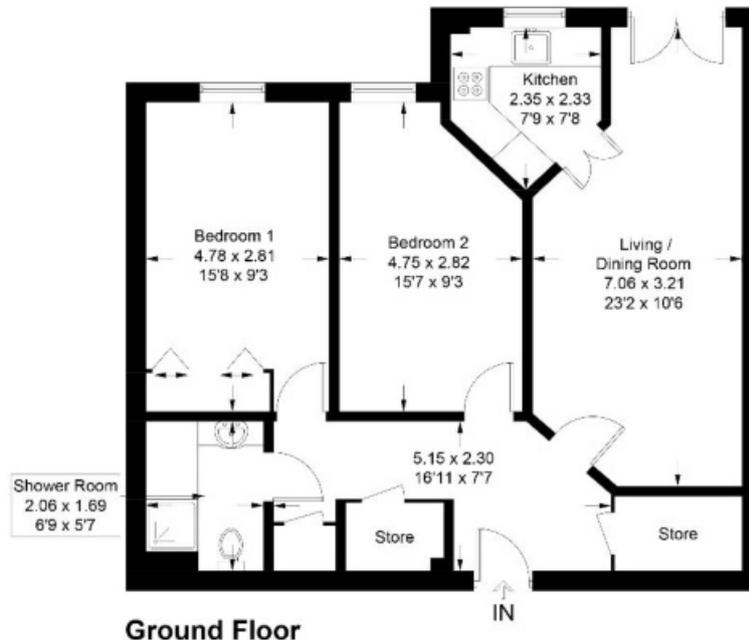


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186882)

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.