

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Sycamore Street, Springwood Village,

Kelso, TD5 8NH

Offers Over £189,000



Located within the highly desirable Springwood Village development, this immaculately presented park home offers a rare opportunity to enjoy peaceful retirement living on the outskirts of Kelso. Occupying a generous corner plot, the home has been thoughtfully upgraded by the current owner and offers spacious, well-appointed accommodation throughout. The layout comprises a welcoming entrance hall, a bright and comfortable sitting room, an attractive dining kitchen with a separate seating area, a generous principal bedroom with en-suite bathroom, a further double bedroom and a shower room. Beautifully presented throughout, the home benefits from an abundance of natural light, creating a warm and inviting atmosphere. Externally, there are beautifully maintained garden grounds, a large private driveway providing ample off-street parking and a detached garage with adjoining workshop, offering excellent storage or workspace. This is an exceptional home within a sought-after retirement development. Viewing is highly recommended to fully appreciate the quality, presentation and peaceful setting on offer.



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Accommodation:

Entrance Hall
Sitting Room
Kitchen/Dining Room
Principle Bedroom with En-Suite Bathroom
Further Double Bedroom
Shower Room

Gas Central Heating
Double Glazing

Surrounding Garden Grounds
Detached Garage/Workshop
Large 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, Gas and Electricity.
Double Glazing. Gas Central heating
Pitch Fee Payable Quarterly: £500.28

EPC

C

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
Fax: 01573 400388
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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
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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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.