

Kelso

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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19 Birch Avenue, Springwood Village, Kelso

TD5 8LR

Guide Price £155,000



Located within the peaceful surroundings of Springwood Village, this attractive two-bedroom park home offers comfortable retirement living in a quiet setting on the outskirts of Kelso. The development is exclusively for retirees and is well maintained, with the property itself providing convenient single-level accommodation. The accommodation comprises an Entrance Hall, Lounge/Dining Room, Kitchen, Sun Room, Two Double Bedrooms and Shower Room. Outside, the property sits within easily managed garden grounds and enjoys the added benefits of a detached garage and a generous private driveway. Early viewing is recommended to appreciate the peaceful location and overall appeal of this lovely park home.



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Hall
Lounge/Dining Room
Kitchen
Sun Room
Two Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Garden
Garage
Drive



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, Ice Skating, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The Waverley rail link from Edinburgh to Tweedbank can be reached in around 25 minutes from Kelso. Two primary schools and a secondary school are available within Kelso and private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick.

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.

Entry

By mutual agreement.

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Ground Rent

A quarterly ground rent of approximately £516 per quarter is payable to the park owners.

Commission

When selling your Park Home, a commission of 10% of the sale price is payable to the park owners upon completion of the sale.



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

43 The Square,
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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
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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 Floor Area: 69.1 m² ... 744 ft² (excluding garage)



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
PROPERTY

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.