Kelso
Call 01573 400399

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6 Rowan Brae, Springwood Village,

Kelso, TD5 8LW

Guide Price £155,000



Situated within the highly sought-after Springwood Village development on the outskirts of Kelso, this detached park home offers an excellent opportunity to enjoy comfortable retirement living in a peaceful and convenient setting, with a bus route nearby. The property is well maintained throughout and offers generous accommodation, with scope for a purchaser to update and personalise to their own tastes. The accommodation comprises an entrance hall with useful storage facilities, spacious living/dining room, kitchen incorporating a breakfast bar, master bedroom with fitted wardrobes and en-suite shower room, further double bedroom with fitted wardrobes, study and a separate shower room. Externally, the property benefits from low-maintenance garden grounds surrounding the home, providing pleasant outdoor space to enjoy. A garage incorporating a useful workshop area, together with a large driveway offering ample off-street parking, further enhances the appeal. Offering spacious accommodation, excellent storage, attractive outdoor space and a desirable position within this popular retirement development, viewing is highly recommended to fully appreciate all that this property has to offer.



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Accommodation:
Entrance Hall
Living/Dining Room
Kitchen
Master Bedroom with En-Suite Shower Room
Further Double Bedroom
Shower Room
Study

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: Approx. £516.00.

EPC
N/A

Council Tax Band
B

Viewing
By appointment with the Selling Agent

Entry
By mutual agreement









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Interested in this property?
Call 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
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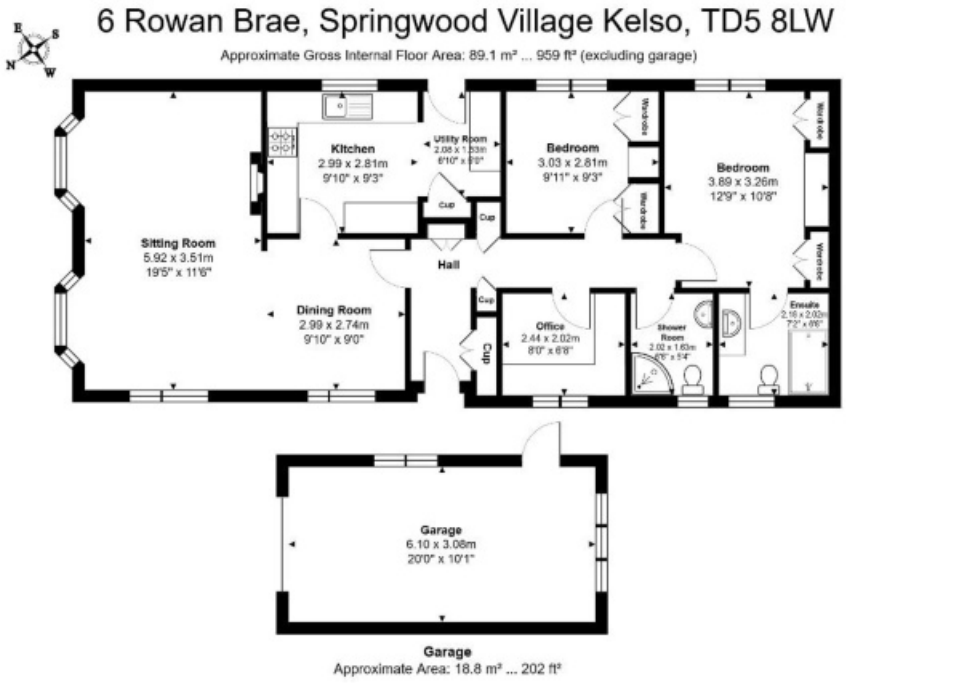

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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