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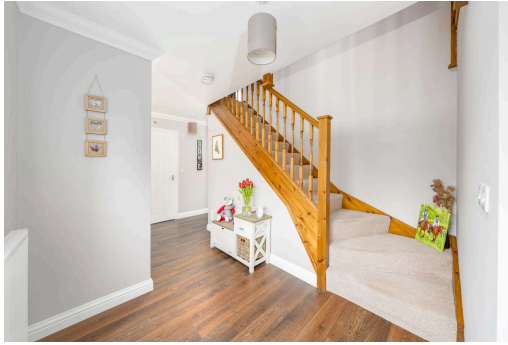


54 Springwood Rise

Kelso, TD5 8BE

Offers Over £395,000





Nestled in a premium location, 54 Springwood Rise is a stunning contemporary family home that truly stands out; offering exceptional space and modern upgrades. This property boasts generous room proportions, making it the perfect choice for family living.



54 SPRINGWOOD RISE

Benefitting a seamless flow between the living areas, which include a timeless kitchen, entertaining lounge and a comfortable snug. This home is designed with practicality in mind, offering built-in storage, a spacious utility area and energy efficient features like extra King span insulation, solar PV panels, and underfloor heating mats. Upstairs, you'll find four bright, well-proportioned double bedrooms, ideal for a growing family or accommodating guests and homeworking needs. The master bedrooms includes en-suite, complemented by a well-appointed family bathroom. Externally, the generous plot boasts an immaculate private garden with woodland backdrop, with a delightful garden room the perfect entertaining or relaxation space. A double garage to the front ensures plenty of external storage and offers ample space for parking.

LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

HIGHLIGHTS

- Exceptional Family Home
- Private & Generous Plot
- Thoughtful Upgrades
- Eco-Credentials by way of Solar Panels

ACCOMMODATION SUMMARY

Entrance Hallway, Lounge, Sitting Room, Breakfasting Kitchen, Utility Room, Cloakroom with WC, Landing, Master Bedroom with En-Suite, Three Further Bedrooms, Family Bathroom.

SERVICES

Mains electricity, water and gas. Double glazing.

ADDITIONAL INFORMATION

The sale shall include carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Internal floor area is approx. 146m² or thereby.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is /// local.confetti.lace

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating B

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRIE & MARKETING POLICY

Offers over £395,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.

