



25 Kerfield Court Dryinghouse Lane
Kelso, TD5 7BP



Beautifully Presented Two Bedroom First Floor
Apartment With Lift Access, Set Within A
Prestigious And Sought After Retirement
Complex Ideally Situated Near Local Amenities
And The Town Centre.



25 KERFIELD COURT

Situated within the highly sought-after Kerfield Court, this beautifully presented two-bedroom first floor apartment offers a perfect blend of comfort, security, and style. The development enjoys an enviable position overlooking the picturesque Shedden Park, and is ideally placed within easy reach of Kelso's charming town centre and a wide selection of local amenities.

Kerfield Court is a well-regarded retirement complex designed for independent living within a friendly and supportive community. Residents enjoy access to a range of delightful communal areas, including an elegant residents' lounge, beautifully maintained gardens, and a welcoming reception area. A guest suite is available for visiting family and friends, while lift access to all floors and a secure entry system ensure convenience and peace of mind.

The apartment itself is spacious, bright, and thoughtfully designed throughout. The welcoming hallway leads to a generous lounge and dining area, a perfect space to relax or entertain, featuring large windows that fill the room with natural light, there is also a fitted kitchen and ample storage throughout, providing both practicality and style.

There are two well-proportioned double bedrooms, including a principal bedroom with fitted wardrobes, and a contemporary shower room finished to a high standard. The property is beautifully maintained, move-in ready, and offers an easy, low-maintenance lifestyle in an exceptional setting.

With its prime position overlooking Shedden Park, attractive communal spaces, and proximity to Kelso's amenities, 25 Kerfield Court represents a rare opportunity to enjoy relaxed, secure, and sociable retirement living in one of the area's most desirable developments.

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

- Spacious Two-Bedroom Apartment
- Beautiful Communal Areas & Gardens

- Lift Access & Secure Entry
- Private residents parking
- Within close distance to a full range of local amenities

ACCOMMODATION SUMMARY

Entrance Hallway, Shower Room, Two Bedrooms, Large Living Room/Dining Room, Kitchen and Storage.

SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating. Kerfield Court has a minimum age of 60 years. An annual management fee is payable of approximately £3500 annually.

ADDITIONAL INFORMATION

All carpets, floor coverings and integral kitchen appliances as mentioned will be included in the sale.

COUNCIL TAX

ENERGY EFFICIENCY

Rating B.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £220,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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.