

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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12 Mayfield Gardens, Kelso, TD5 7BD

Guide Price £150,000



Enjoy stunning views over the River Tweed from this well-appointed two-bedroom first floor apartment, ideally located just a short walk from Kelso town centre. Set within a sought-after and peaceful residential development, 12 Mayfield Gardens offers a fantastic opportunity for those looking to downsize or enjoy a more manageable home in a prime location. The apartment is bright and easily maintained, offering a comfortable and low-maintenance lifestyle with scenic surroundings. Further benefits include a secure entry system for peace of mind and access to a residents car park, providing convenient and private off-street parking. Viewing recommended.



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Entrance Hall
Lounge
Kitchen
Two Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Private Veranda
Communal Gardens
Residents Parking



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, electricity and gas. Double Glazing. Gas Central heating

EPC

C

Council Tax Band

D

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement

NB

There is an annual service charge of approximately £50pcm, which includes buildings insurance, as well as the upkeep of the internal and external common areas.

Property to be sold as seen, no warranties will be provided.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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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
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 58.0 sq m / 624 sq ft

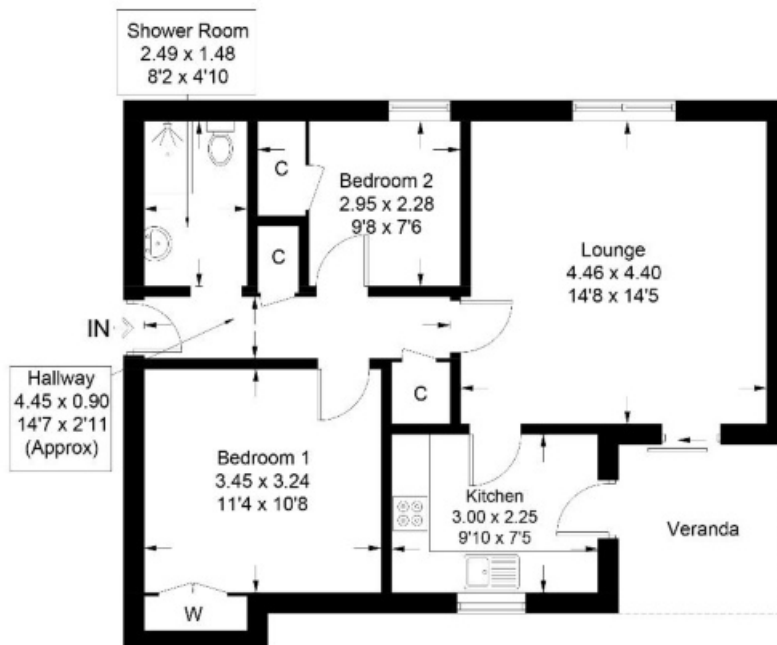


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1189628)

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.