

Kelso

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SOLICITORS & ESTATE AGENTS

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40 Kerfield Court, Dryinghouse Lane, Kelso, TD5 7BP

Guide Price £145,000



A most attractive second floor apartment situated within the popular retirement complex at Kerfield Court, well suited within comfortable reach of the town centre and enjoying a lovely peaceful aspect. The layout of the apartment is well proportioned, boasting a large lounge/dining room, modern kitchen, double bedroom with built-in wardrobes and a shower room with walk-in shower. There are an excellent range of facilities within the complex including a residents lounge, laundry and a guest suite to accommodate family members. The landscaped garden grounds surrounding the property are well maintained and there is a private car park to the rear.



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Accommodation:
Entrance Hall
Lounge/Dining Room
Kitchen
Double Bedroom with built-in wardrobe
Shower Room

Electric Heating
Double Glazing
Communal Lounge
Laundry
Landscaped Gardens
Private Parking

Situation

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 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso

Fixtures and Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water and electricity. Electric Heating. Double Glazing. Direct care link for outwith In House Manager hours. There is an annual service charge of approximately £2,300.00, which includes buildings insurance, as well as the upkeep of the internal and external common areas.

EPC

B

Council Tax

C



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Full members of:

