

Kelso

Call 01573 400399



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SOLICITORS & ESTATE AGENTS

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

Guide Price £145,000



A comfortably appointed first-floor apartment located in a sought-after retirement development, ideally positioned close to the town centre. It offers a tranquil setting with pleasant views over the well-maintained communal gardens. Residents enjoy the support of an on-site manager while maintaining the freedom to live independently. The apartment features a generously sized and well-laid-out interior, including a bright and spacious lounge/dining room, with French doors that open onto a charming Juliet balcony. The complex offers a wide range of amenities, including a residents' lounge that hosts various social activities, a communal laundry and the dedicated in-house support mentioned earlier. The surrounding landscaped gardens are beautifully kept and the development also benefits from a private residents' car park at the rear. Early viewing is highly recommended to fully appreciate the quality of accommodation and the lifestyle on offer at Kerfield Court.



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Accommodation:

Entrance Hall

Lounge with Juliet Balcony

Kitchen

Double Bedroom with built-in-wardrobe

Bathroom

Electric Heating

Double Glazing

Communal Lounge

Laundry

Landscaped Gardens

Private 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 30 minutes from Kelso.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings. All moveable items to be included in the sale.

Services

Mains drainage, water and electricity. Double Glazing. Electric Heating. Direct care link for outwith In House Manger hours. There is an annual service charge of approximately £2,350.00, which includes buildings insurance, as well as the upkeep of the internal and external common areas.

EPC

B

Council Tax Band

C

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

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 = 46.1 sq m / 496 sq ft

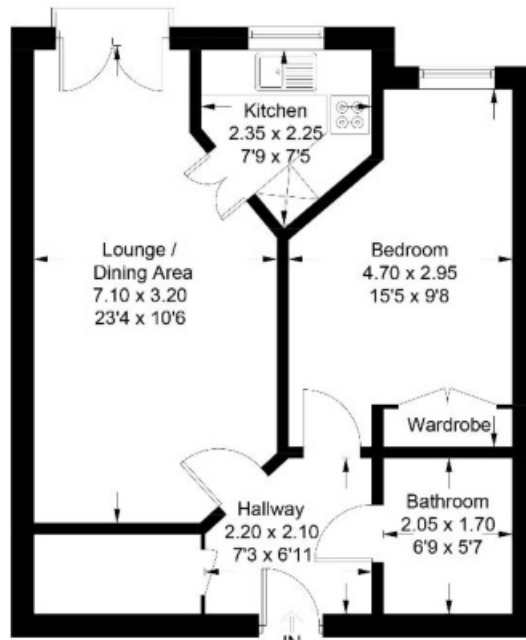


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1206846)

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.