

Kelso

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SOLICITORS & ESTATE AGENTS

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3 Larch Lane, Springwood Village,

Kelso, TD5 8NG

Guide Price £165,000



Set within the desirable and peaceful Springwood Village, an exclusive retirement community on the outskirts of Kelso, this well-appointed three-bedroom park home offers a spacious and low-maintenance lifestyle. The home features a generous lounge, a dining kitchen with a separate utility room and three bedrooms, one of which benefits from an en-suite shower room. There is also a further separate shower room for added convenience. The third bedroom is currently used as a study but could easily be converted into a single bedroom. Externally, the property boasts manageable surrounding gardens, a private driveway and a detached garage, offering plenty of parking and storage. Ideal for those seeking a tranquil and secure environment, early viewing is highly recommended.



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Accommodation:

Entrance Vestibule
Lounge
Dining Kitchen
Utility Room
Hall
Master Bedroom with En-Suite Shower Room
Double Bedroom
Study/Single Bedroom
Shower Room

Gas Central Heating
Double Glazing

Surrounding Garden Grounds
Detached Garage
Driveway



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, gas and electricity.
Double Glazing. Gas Central heating

EPC

N/A

Council Tax Band

B

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

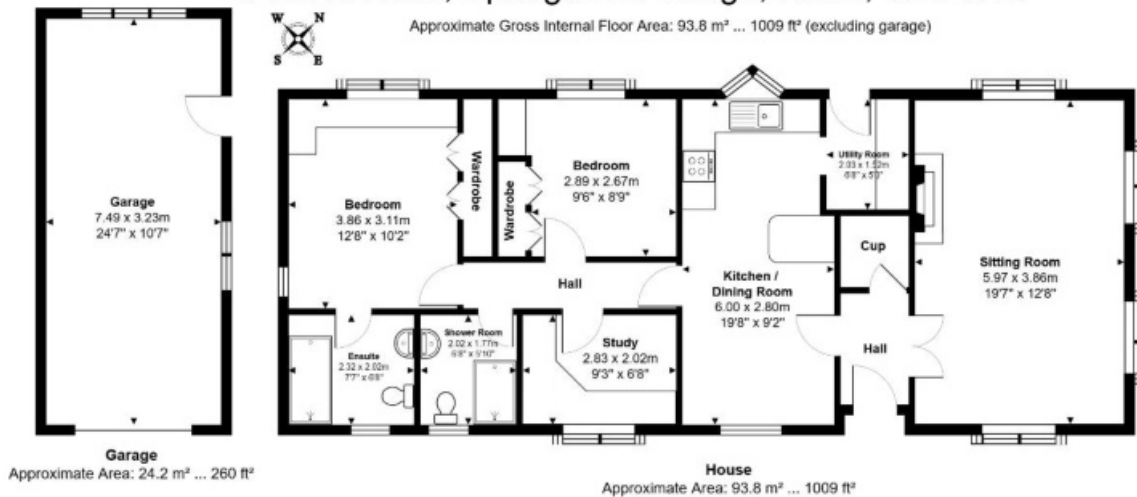
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Floor Area: 93.8 m² ... 1009 ft² (excluding garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.