

**Kelso**  
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## 5 Kerfield Court, Kelso

TD5 7BP

**Guide Price £140,000**



This most attractive ground floor apartment is located within the popular retirement complex at Kerfield Court, well situated for the town centre and enjoying a lovely peaceful aspect with pleasant outlooks over the well kept gardens. The layout of the apartment is well proportioned, boasting modern kitchen and bathroom fittings, with double patio doors from the lounge opening directly onto the gardens. There are an excellent range of facilities within the development including a resident's lounge, laundry and the undoubted benefit of an In-House manager. The landscaped grounds surrounding the property are beautifully kept and there is a private car park to the rear.





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Accommodation  
Secure Entrance  
Hall  
Lounge/Dining Room with patio doors  
Kitchen  
Double Bedroom  
Shower Room

Outside:  
Landscaped Gardens  
Private Parking

Facilities:  
Residents Lounge  
Laundry  
In-House Manager

## 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 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 & Fittings:

Telephone. Ample power points. Conveniently located light switches. Direct care link for outwith In-House Manager hours. There is an annual service charge of approximately £1400.00, paid bi-annually, which includes buildings insurance as well as covering the upkeep of internal and external common areas.

## Services:

Mains drainage, water, and electricity. Electric storage heating. Double glazing

## Viewing:

By appointment with the Selling Agents.

## Entry:

By mutual agreement.

## EPC Rating:

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## 5 Kerfield Court, Kelso, TD5 7BP

Approximate Gross Internal Area  
46.7 sq m / 504 sq ft



Illustration for identification purposes only.  
measurements are approximate, not to scale.  
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