



11 Cherrybank Springwood Village
Kelso, TD5 8LP



An attractive and well-maintained three-bedroom park home set within the peaceful Springwood Village development, offering comfortable, low-maintenance living in a quiet, secure community with private parking and garage.



11 CHERRYBANK, SPRINGWOOD VILLAGE

This attractive three-bedroom park home is located within the peaceful and well-established Springwood Village development, offering comfortable, well-proportioned accommodation throughout.

The property features a modern fitted kitchen, thoughtfully designed with generous worktop space and ample storage. A practical utility area located just off the kitchen adds further convenience for laundry and everyday household tasks, with storage being a key feature throughout the home.

The spacious lounge is a real highlight, filled with natural light and providing a warm and inviting space to relax. An electric fire creates a cosy focal point, while the lounge flows seamlessly into a separate dining area, making the layout ideal for both everyday living and entertaining.

There are three well-presented bedrooms, with the main bedroom benefiting from a walk-in wardrobe and a well-appointed en-suite shower room. The remaining bedrooms offer flexibility, making them ideal for guests, a home office, or hobby space. The main bathroom is fitted with a bath, providing added convenience for residents and visitors alike.

Externally, the property enjoys low-maintenance garden grounds, a private driveway, and a detached garage, all set within this highly regarded and much sought-after retirement village.

LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

HIGHLIGHTS

- Attractive three-bedroom park home
- Peaceful Springwood Village development

- Main bedroom with walk-in wardrobe and en-suite
- Low-maintenance gardens
- Private driveway and detached garage

SERVICES

Mains gas, water, electricity & drainage. Double glazing. Gas central heating.

COUNCIL TAX

Band B

ADDITIONAL INFORMATION

The minimum age for Springwood retirement village is 45 years. There is a quarterly management fee payable to Springwood Park.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal- You Tube. Please view this before booking a personal viewing. There is no home report required for this property due to it being a park home. Alternatively or to request further information call 01573 225999 -lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers Over £170,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.