

Kelso

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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24 Kerfield Court, Kelso, TD5 7BP

Guide Price £140,000



24 Kerfield Court is a well appointed first floor apartment which is located within a popular retirement complex, well situated for the town centre and enjoying a lovely peaceful aspect overlooking the gardens. Residents of Kerfield Court benefit from services of an In House Manager yet still have privacy to live as independently as desired. The layout of the apartment is very comfortably proportioned, with the spacious lounge/dining room being of particular note; well lit by French doors with a lovely feature Juliet balcony. There are an excellent range of facilities within the complex including a residents lounge where there are numerous social activities, a laundry, and the aforementioned in house care. The landscaped gardens surrounding the property are beautifully kept and there is the added benefit of a private car park to the rear.



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

Electric Heating
Double Glazing
In House Manager
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 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

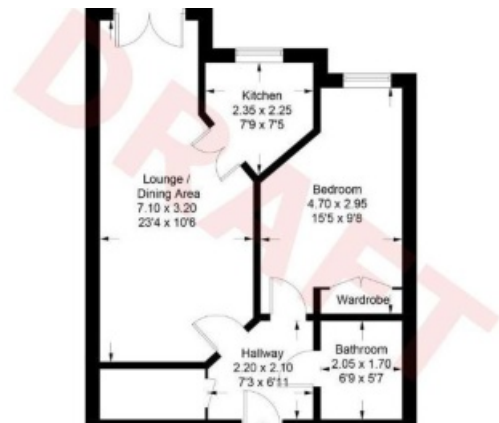
Mains drainage, water and electricity. Electric Heating. Double Glazing. Ample power points. Direct care link for outwith In House Manager hours. There is an annual service charge of approximately £2300.00 which includes buildings insurance as well as covering the upkeep of internal and external common areas.

EPC

C

Council Tax

C



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Full members of:

