

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 10 Kerfield Court, Dryinghouse Lane, Kelso, TD5 7BP

Offers Over £145,000



A well presented, rarely available, ground floor apartment located within the popular retirement complex at Kerfield Court, situated within comfortable reach of the town centre and enjoying a peaceful aspect with pleasant outlooks over the well kept gardens. The layout of the apartment is very comfortably proportioned, with the spacious lounge being of particular note; well lit by French doors providing a separate access to the apartment. There are an excellent range of facilities within the complex including a residents lounge and laundry. The landscaped garden grounds 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  
Kitchen  
Double Bedroom with built-in-wardrobe  
Shower Room

Electric Heating  
Double Glazing  
Communal Lounge  
Laundry  
Landscaped Gardens  
Private Parking



### Location

Kelso is one of the most attractive towns in the Scottish Borders, suited 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 Waverly rail link from Edinburgh to Tweedbank can be reached in around 30 minutes in Kelso.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

### 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 £2,300.00, which includes buildings insurance, as well as the upkeep of the internal and external common areas.

### EPC

B

### Council Tax Band

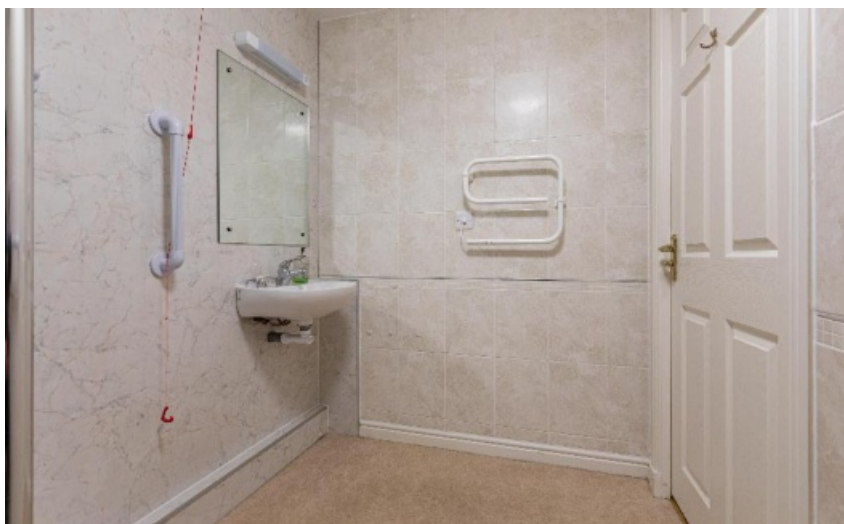
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### Viewing

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 = 50.1 sq m / 539 sq ft

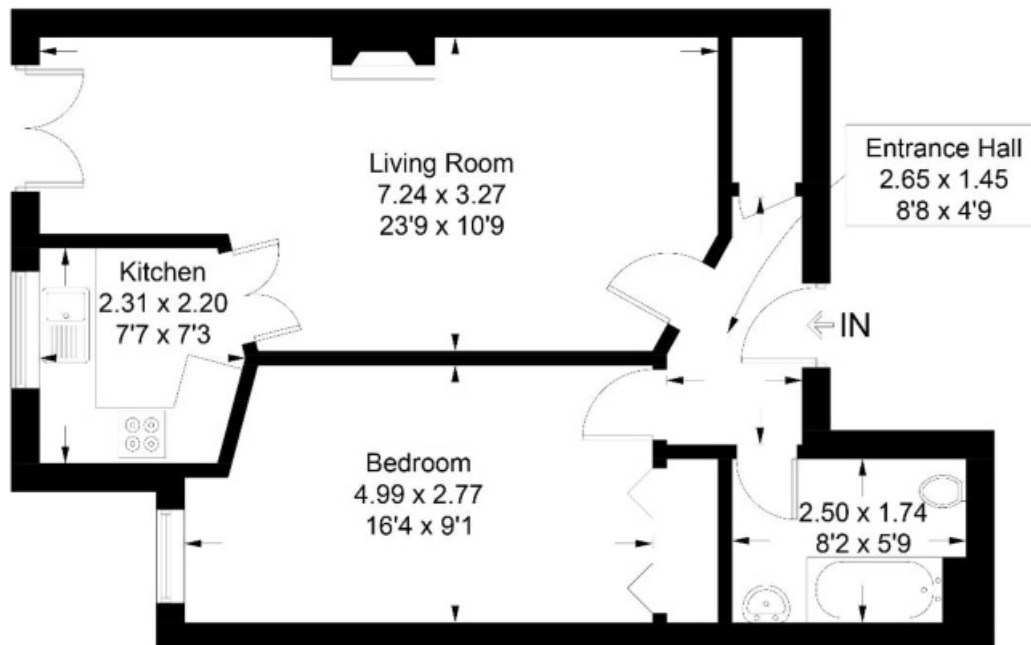


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1104806)

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.