

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 11 Mayfield Gardens, Kelso, TD5 7BD

**Guide Price £140,000**



11 Mayfield Gardens is a well-proportioned ground floor apartment in a highly desired residential development, perfectly suited for those searching for a property to downsize to. The apartment enjoys a quiet yet extremely convenient location, just a short walk from the beautiful town centre of Kelso. Boasting a bright and spacious layout, with one double bedroom, lounge, kitchen and shower room. The property is in immaculate order throughout with a communal entrance and secure entry system. Externally, there is a private veranda looking out to the River Tweed and well maintained communal garden grounds. There is also the added benefit of parking bays directly outside of the property. Viewing of this property is an absolute must to fully appreciate.



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Entrance Hall  
Lounge  
Kitchen  
Double Bedroom  
Shower Room

Gas Central Heating  
Double Glazing

Private Veranda  
Communal Gardens  
Residents 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, electricity and gas. Double Glazing. Gas Central heating

### EPC

C

### Council Tax Band

C

### Viewing

By appointment with the Selling Agent

### Entry

By mutual agreement

### NB

There is an annual service charge of approximately £930.00, which includes buildings insurance, as well as the upkeep of the internal and external common areas.



Interested in this property?  
**Call 01573 400399**

43 The Square,  
Kelso, TD5 7HL  
Phone: 01573 400399  
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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
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 47 sq m / 505.9 sq ft

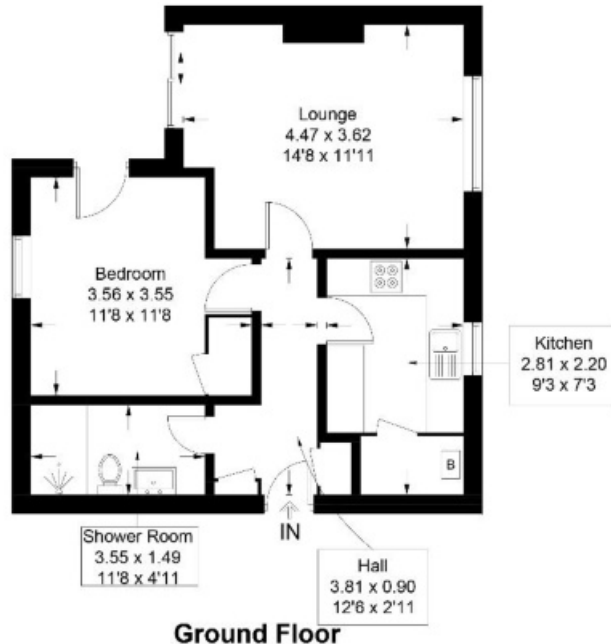


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co @ (ID1140523)

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.