

HASTIN^{LEGAL}&S



22 Springwood Rise

Kelso, TD5 8BE

Offers Over £TBC





This immaculate four bedroom detached home in Kelso's desirable Springwood Rise offers stylish modern living, a flexible open plan layout with a stunning extension, and beautifully private gardens backing onto mature woodland.



22 SPRINGWOOD RISE

Nestled within the popular Springwood Rise development in Kelso, this immaculate detached property offers stylish, modern living in a peaceful setting backing onto mature woodland. The property boasts a beautifully designed open plan layout on the ground floor, perfect for sociable family living and entertaining. A stunning rear extension adds further flexibility and light, while a separate formal living room provides a cosy more formal space. Upstairs, there are four generously sized bedrooms, including a luxurious master with en-suite shower room. The remaining three bedrooms are serviced by a well-appointed family bathroom. Presented in walk in condition throughout, the property also benefits from an integral garage with utility area and ample storage space. Externally, the well-manicured gardens are both private and picturesque, enjoying a woodland backdrop. A driveway to the front provides off street parking for two vehicles.

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

- Located in popular development in Kelso
- Immaculate detached family home
- Stylish open-plan ground floor layout
- Stunning rear extension
- Four generously sized bedrooms
- Integral garage with utility area and storage

ACCOMMODATION SUMMARY

Entrance Hall, WC, Open Living/Kitchen/Dining, Lounge, Four Bedrooms including Master Ensuite, Family Bathroom, Integral Garage.

SERVICES

Mains electricity, water, drainage, gas central heating.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

TENURE

Freehold

PRICE & MARKETING POLICY

Offers over 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.



