



7 Rowan Brae
Kelso, TD5 8LW



2 bed



1 public



2 bath



A well-presented two-bedroom park home in the popular Springwood Village development on the outskirts of Kelso. Offering a spacious lounge, separate study/office and master en-suite, the property provides comfortable single-level living, with the added benefit of parking and a garage.



SUMMARY

7 Rowan Brae is a well-presented two-bedroom park home situated within the popular Springwood Village development on the outskirts of Kelso. Offering comfortable, single-level accommodation, the property presents an excellent opportunity for those seeking a more manageable home in a peaceful setting, within an established community for residents aged 45 and over.

The accommodation comprises a very spacious lounge, providing an inviting area for relaxation and dining, alongside a well equipped kitchen. There are two bedrooms, including a master bedroom with en-suite facilities, a separate bathroom and the added benefit of a dedicated study/office, ideal for those working from home or requiring additional flexible space. The practical single-level layout offers comfortable and convenient living, making this an appealing option for those looking to downsize without compromising on space.

Externally, the property benefits from a private driveway providing off-street parking, together with a garage fitted with an electric roller door, offering additional parking or useful storage space. Combining well-presented accommodation, generous living space and excellent parking provision, 7 Rowan Brae offers an attractive opportunity to enjoy peaceful village living within easy reach of Kelso and its range of local amenities.

LOCATION

Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience.

- **Amenities:** The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade.

- **Schooling:** Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families.

- **Population:** As one of the Borders' most sought-after towns,

Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities.

- **Transport Connections:** The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

HIGHLIGHTS

- Well-presented two bedroom park home
- Single-level accommodation
- Master with ensuite
- Separate study/office
- Garage with electric door

ACCOMMODATION SUMMARY

Entrance Hallway, kitchen, dining/living room, study, bedroom with ensuite, bedroom, shower room.

SERVICES

Gas central heating. Electricity, water & drainage.

COUNCIL TAX

Band B.

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.

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, 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.