

LEGAL  
HASTIN & S



11 Springwood Rise

Offers Over £230,000

Kelso, TD5 8BE



An Immaculately Presented And  
Meticulously Maintained Home In One  
Of Kelso's Most Sought After Areas



## II SPRINGWOOD RISE

Set within the Springwood Rise development, one of Kelso's most sought-after locations, particularly popular amongst families and those seeking modern easy living. II Springwood Rise is an immaculate semi detached home which has clearly been meticulously maintained and comes to market in pristine order, with recently refreshed decoration and carpeting – perfect for those in search of a turn key condition home. Due to the position of the property, the rear garden is larger than average for the area and with no properties immediately to the rear it enjoys good privacy and sun for much of the day – having been landscaped to incorporate a main lawn, established plantings and a paved area. Further benefits of the property include a private driveway for a couple of cars which would easily lend itself to the additional of an EV point if required. The light filled interiors are finished in a clean crisp colour palette; to the front of the ground floor is a well appointed kitchen with a great range of cabinetry and space for every day dining if required, whilst the lounge extends to the rear; a spacious room featuring French doors allowing a free flowing connection to the gardens. Good storage and a useful WC completed the ground floor accommodation. Off the first floor landing lies three double bedrooms, each with useful built in storage, whilst the principal room also boasts a modern re-fitted en-suite shower room. The main family shower has also been cleverly re-fitted and serves bedrooms two and three.

## 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.

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## HIGHLIGHTS

- Presented in immaculate order
- Refreshed décor and carpeting
- Larger than average gardens
- Upgraded shower rooms
- Multi car parking

## ACCOMMODATION SUMMARY

Entrance Hall, Breakfasting Kitchen, Lounge, Cloakroom, Master Bedroom with En-Suite, Two Further Double Bedrooms and Shower Room

## SERVICES

Mains services. Double glazing. Gas central heating

## COUNCIL TAX

Band D

## ENERGY EFFICIENCY

Rating C

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk) Alternatively or to register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

## TENURE

Freehold

## MARKETING POLICY

Offers over £230,000 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](mailto: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.