



23 Springwood Rise

Kelso, TD5 8BE



3 bed



2 public



2 bath



Set In A Super Cul De Sac Position Opening Off The Main Thoroughfare Of This Popular Residential Area, 23 Springwood Rise Is A Fantastic Semi-detached Family Home Offering A Buyer A Modern And Easily Maintained Property With The Benefit Of A Well-considered Extension, Private Parking And A Sheltered, Level Garden.



23 SPRINGWOOD RISE

With a neat garden frontage and off-street parking opening to the side, the main entrance extends to a bright and welcoming hallway; with the ground floor hosting great family and socialising space by way of a fully fitted breakfasting kitchen, and a fantastic open plan living-dining-family room set to the rear, with wonderful natural light and a neutral finish, with instant access to the private rear garden. There is also a useful cloakroom w/c and in-built storage on this level.

Upstairs, a master bedroom is serviced by an ensuite shower room, with two further bedrooms and the family bathroom opening across the landing.

Externally, in addition to the lawned frontage, a well-appointed and fully enclosed rear garden is a super space for a family to enjoy or indeed for further landscaping; being largely laid to lawn, there is a patio area for al fresco furniture, a planted border to the far edge and sheltering trees and greenery for privacy.

23 Springwood Rise makes for a well-considered starter or indeed downsizer home with no onward chain.

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.

KEY FEATURES

- Modern Property in Desirable Estate
- Well Kept as Reflected in Home Report
- Extension to Public Room
- Excellent Plot & Privacy
- Private Parking

ACCOMMODATION SUMMARY

Entrance Hall, Breakfasting Kitchen, Living Room, Garden Room, Cloakroom W/C, Master with Ensuite Shower Room, Two Further Double Bedrooms, Family Bathroom.



SERVICES

Mains gas, electric, water & drainage. Gas Central Heating. Double Glazing.

ENERGY EFFICIENCY

Band C.

COUNCIL TAX

Band E.

VIEWING & HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MEASUREMENTS

See Floorplan

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. 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.