



3 Mayfield Gardens
Kelso, TD5 7BD



2 bed



1 public



1 bath



A beautifully presented two-bedroom ground floor flat located within the sought-after Mayfield Gardens development, close to the river. Finished to an immaculate standard and tastefully decorated throughout, the property offers comfortable living in a peaceful and scenic setting.



3 MAYFIELD GARDENS

Set within the popular Mayfield Gardens development, this well-presented two-bedroom ground floor flat offers comfortable and low-maintenance living in a peaceful setting, just a short distance from the nearby river. The property is in excellent condition throughout, with neutral décor and a practical layout designed for ease of living. The accommodation includes a spacious lounge, a well-proportioned kitchen with dining space, and a bright sunroom that provides a pleasant area to relax and enjoy the surroundings.

There are two good-sized bedrooms and a modern bathroom, all thoughtfully arranged on the ground floor for added convenience. Mayfield Gardens is an established development for the over-55s, offering a quiet and well-kept environment. This property represents an ideal opportunity for those seeking a comfortable home in a calm and attractive location.

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

- Ground Floor Living
- Two Double Bedrooms
- Immaculate Throughout
- Peaceful Riverside Setting

ACCOMMODATION SUMMARY

Entrance hallway, kitchen/dining, lounge, two double bedrooms, sun room, bathroom.

SERVICES

Mains water, gas, drainage and electricity. Gas central heating. Double glazing.

There is a Factor Fee payable to Trinity Factors, Edinburgh.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating C

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

Factor Fee payable to Trinity Factors, Edinburgh.

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 £165,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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.