

HASTIN^{LEGAL}&S



3 Fairway Court
Kelso, TD5 7SG



3 bed



1 public



2 bath



Beautifully presented throughout, 3 Fairway Court is a stylish three-bedroom family home set within a popular area of Kelso, close to local schools and amenities. Boasting contemporary interiors, generous living space, a home office, and low-maintenance gardens, this turnkey property is ideal for modern family living.



3 FAIRWAY COURT

3 Fairway Court is an immaculately presented three-bedroom family home, situated within a popular residential area of Kelso, conveniently positioned close to excellent local schooling and everyday amenities. Offered to the market in true turnkey condition, this impressive property is sure to appeal to a wide range of buyers.

The ground floor boasts a bright and spacious lounge, alongside a stunning contemporary kitchen featuring stylish booth seating and a useful pantry cupboard, creating an ideal space for both everyday living and entertaining. A practical cloakroom completes the lower level. The garage has been cleverly reconfigured to provide excellent storage, space for a small vehicle, and a dedicated home office.

Upstairs, the property offers three generously proportioned bedrooms, including an attractive principal bedroom with built-in wardrobes and a modern en-suite shower room. Two further double bedrooms and a beautifully appointed family bathroom complete the accommodation. A standout feature of the upper floor is the spacious landing area, enhanced by an attractive seating nook created through thoughtful reconfiguration.

Externally, the rear garden has been designed with low maintenance in mind and features a raised decking area together with a patio, providing the perfect setting for outdoor dining and relaxation. The front garden is finished with artificial lawn for ease of upkeep.

Presented in excellent move-in condition throughout, this superb home would be ideally suited to first-time buyers, growing families, or those seeking to downsize.

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

- Immaculate turnkey condition
- Stylish modern dining kitchen
- Dedicated home office space
- Three generous double bedrooms
- Low-maintenance landscaped garden

ACCOMMODATION SUMMARY

Entrance hallway, living room, kitchen/dining room, WC. First Floor: Landing, master bedroom with ensuite, two further bedrooms, family bathroom.

SERVICES

Mains electricity, gas, water and drainage. EV Charger.

COUNCIL TAX

Band C

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 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 £240,000 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.