

HASTIN^{LEGAL}&S



9 Mansefield Court
Kelso, TD5 7BE



3 bed



1 public



3 bath



A beautifully presented three-bedroom home arranged over three floors, offering stylish, flexible accommodation, a contemporary kitchen, principal bedroom with en-suite, private courtyard and ample parking, all in a convenient Kelso location.



SUMMARY

9 Mansfield Court is an exceptionally well-presented three-bedroom home, thoughtfully arranged over three floors and ideally positioned within a popular and convenient area of Kelso. Offering a fantastic combination of space, style and practicality, the property is presented in excellent condition throughout and requires little more than the new owners to move in and enjoy.

The ground floor opens into a welcoming entrance hallway, leading through to a bright and generously proportioned lounge which provides an inviting space for relaxing and entertaining. To the rear is the impressive contemporary kitchen/dining room, offering a stylish and practical heart to the home with ample space for dining and direct access out to the private rear courtyard. A useful storage cupboard and WC complete the ground floor.

On the first floor are two generous double bedrooms, both offering excellent proportions and flexibility for family living, guests or home working. A modern family bathroom and further storage cupboards add to the practicality of this level.

The second floor is dedicated to the impressive principal bedroom, creating a lovely private retreat with the added benefit of a modern en-suite shower room. The open landing area is a particularly useful feature, offering excellent flexibility and could comfortably accommodate a home office, study space, reading area or gaming setup.

Externally, the property benefits from a low-maintenance front garden, a private rear courtyard and generous off-street parking. With its excellent presentation, versatile accommodation and convenient setting close to Kelso's local amenities and well-regarded schools, 9 Mansfield Court is a fantastic opportunity for those looking for a modern, move-in-ready home.

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

- Three generous bedrooms
- Arranged over three floors
- Stylish contemporary kitchen
- Principal bedroom with en-suite
- Private courtyard and parking

ACCOMMODATION SUMMARY

Entrance hallway, lounge, kitchen, WC. First floor: two double bedrooms, bathroom. Second floor: Landing, double bedroom with ensuite.

SERVICES

Gas central heating. Mains gas, electricity, water & drainage.

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 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 £190,000 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.