

HASTIN^{LEGAL}&S



15 Kerfield Court Offers Over £220,000

Kelso, TD5 7BP



2 bed



1 public



1 bath



Kerfield Court Is A Popular Choice For Those Looking To Downsize And Retire To The Beautiful Town Of Kelso, With 15 Kerfield Offering A Preferential Ground Floor Position And The Benefit Of Two Comfortable Bedrooms And Pleasant Garden Outlooks.



15 KERFIELD COURT

Perfectly positioned on the ground floor and quietly tucked away to the rear of the highly regarded McCarthy & Stone retirement development, this spacious two bedroom apartment offers a wonderful balance of comfort, convenience and community living. Filled natural light and freshly presented throughout, the property provides an inviting and practical home for a couple or single occupant seeking ease and independence.

The generous living room is a standout feature — enhanced by a bay window and patio doors that open to the front, creating a bright and airy space ideal for both relaxation and entertaining. The well-appointed kitchen is functional and neatly designed, complementing the layout which also includes two comfortable bedrooms, a contemporary shower room, and storage throughout.

Residents of Kerfield Court enjoy a host of shared amenities, including a friendly day room perfect for social gatherings, a convenient launderette, and access to beautifully landscaped communal gardens that provide a lovely place to sit and enjoy the outdoors. Private residents' parking is also available to the rear.

Ideally located just a stone's throw from Kelso's excellent range of shops, cafés, and local services, 15 Kerfield Court offers the perfect blend of peaceful retirement living with all the town's amenities close at hand.

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.

ACCOMMODATION SUMMARY

Entrance Hallway, Shower Room, Two Bedrooms, Large Living Room/ Dining Room, Kitchen and Storage.

SERVICES

Main electric, water and drainage. Electric heating. An annual management fee is payable of approximately £2074. Kerfield Court has a minimum age of 60 years



COUNCIL TAX

Band D.

ENERGY EFFICIENCY

Band 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.

TENURE

Freehold

MARKETING POLICY

Offers over £220,000 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.