



41 Kerfield Court Dryinghouse Lane
Kelso, TD5 7BP



2 bed



1 public



1 bath



A well-positioned two-bedroom flat set within the popular Kerfield Court development, ideally located close to local amenities and Kelso Town Centre. Offering comfortable and well-proportioned accommodation, the property is perfectly suited to a range of buyers seeking a convenient and desirable location.



41 KERFIELD COURT

41 Kerfield Court is a well-positioned and generously proportioned two-bedroom flat within the popular Kerfield Court development in Kelso, offering comfortable accommodation in a highly convenient location. Ideally situated close to a range of local amenities and Kelso Town Centre, the property provides well-balanced living space throughout. The accommodation comprises a bright and spacious lounge, a fitted kitchen, two well-sized bedrooms, and a bathroom, all arranged to create a practical and functional layout. The apartment combines practicality with a bright and welcoming layout, making it an excellent option within this sought-after retirement development.

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.

HIGHLIGHTS

- Generously Proportioned Two-Bedroom Apartment
- Attractive Residents Facilities and Landscaped Communal Gardens
- Secure Retirement Development with Lift Access to All Floors
- Residents' Private Parking Available
- Ideally Positioned Within Easy Reach of Local Shops, Amenities and the Town Centre

ACCOMMODATION SUMMARY

Entrance hall, Sitting room, kitchen, two bedrooms, bathroom

SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating. Kerfield Court has a minimum age of 60 years. An annual management fee is payable of approximately £

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.

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 £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 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.