



17 Springwood Bank

Kelso, TD5 8BA

Offers Over £340,000



An exceptional family home in a sought after cul de sac which commands superb elevated outlooks over Kelso. An extremely smart interior and professionally landscaped garden make this a desirable home for families and couples alike.



SHIEGRA, 17 SPRINGWOOD BANK

Occupying an enviable location with absolutely superb elevated views to the rear which take in Floors Castle, Kelso Abbey and the surrounding countryside; 17 Springwood Bank is a rarely available, deceptively spacious family home having been upgraded and modernised by the current owners in recent years, now presented in move-in condition. The accommodation now provides light and airy well proportioned rooms, presented in contemporary style; the layout offering some flexibility with some of the rooms lending themselves to different uses depending on preference. The gardens to the rear are a real delight, enjoying excellent sun throughout the day with fantastic views whilst to the front there is a low maintenance garden, extensive off street parking and a garage.

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.

HIGHLIGHTS

Excellent location for amenities - Sought after cul de sac - Panoramic views over the Town - well-proportioned accommodation - Beautiful enclosed garden - Private parking and garage

ACCOMMODATION SUMMARY

Entrance Vestibule, Central Hall, Dining Kitchen, Lounge, Four Double Bedrooms (Master En-suite) and Bathroom. Garage and Ample Private Parking. Delightful Gardens with Elevated Views over the Town towards Floors Castle.

ACCOMMODATION

Upon entering the property the layout has been well considered, the ground floor incorporates spacious and flexible accommodation. Absolutely flooded with natural light, the lounge is an impressive room with floor to ceiling windows and door to the side enjoying outlooks over the garden with the fantastic panoramic elevated views over the Town beyond. The dining kitchen enjoys a pleasant aspect to the front, fitted with an excellent range of wall and base units incorporating glass fronted display units, tiled splashbacks and ample worktop space. An archway from the kitchen opens into the dining area which provides ample space for large table and chairs with door leading off to the upper accommodation. Two of the bedrooms are located on the ground floor, both are good size double rooms, one to front with built-in storage and the other positioned to the rear. Both rooms offer flexibility depending on preference and could offer alternative uses as a home office or spare dining room if preferred. The ground floor also hosts a downstairs shower room.

EXTERNAL

Externally, the garden is a real complement to the accommodation and wraps around the property, with a low maintenance garden to the front and large private driveway providing parking for a number of vehicles which extends to the front of the single garage. The main area of garden lies to the rear. Being fully enclosed and well established, the garden has been landscaped by the current owners to make the most of the wonderful views incorporating herbaceous borders and well placed seating areas.

SERVICES

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £340,000 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.



