

HASTIN & S^{LEGAL}



15 Mayfield Gardens Kelso, TD5 7BD



1 bed



2 public



1 bath



Immaculate One-bedroom Ground Floor Flat Within Mayfield Gardens Development With Lounge, Fitted Kitchen, Accessible Bathroom, Spacious Bedroom, And Sunroom Overlooking Communal Gardens.



SUMMARY

Immaculately presented and tastefully maintained, this attractive one-bedroom ground floor flat offers a rare opportunity within the well-regarded Mayfield Gardens development in Kelso.

The property has been thoughtfully enhanced by the current owners with the addition of a bright and versatile conservatory, providing an inviting extension to the living space and enjoying pleasant views across the beautifully maintained communal gardens.

Accessed via a secure communal hallway, the flat itself comprises a welcoming entrance hall leading to a spacious, tastefully decorated lounge. The adjoining sun room creates a peaceful retreat, perfect for relaxing and enjoying the garden outlook. A well-fitted kitchen offers excellent functionality, while the bathroom features an accessible bath with overhead shower. Completing the accommodation is a generously proportioned double bedroom.

Externally, the development is well-kept, with landscaped communal gardens contributing to the property's overall charm.

LOCATION

Kelso is perhaps the most attractive town in The Borders with its 12th century abbey, cobbled square and bustling Town Centre offering a fantastic variety of shops and restaurants.

The Town draws many visitors throughout the year and has excellent facilities both in the town and the surrounding countryside, including golf, fishing, swimming, curling, walking, horse riding and National Hunt Racing.

HIGHLIGHTS

- Immaculately presented one-bedroom ground floor flat
- Welcoming lounge and well-fitted kitchen

- Attractive landscaped communal gardens
- Large Double Bedroom
- In move-in condition

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Sun Room, Kitchen, Bedroom, Bathroom

SERVICES

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

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 £155,000 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.