

HASTIN^{LEGAL}&S



38 Kerfield Court Dryinghouse Lane
Kelso, TD5 7BP



1 bed



1 public



1 bath



A well-positioned one-bedroom second-floor flat set within a prestigious and highly sought after retirement complex, ideally located close to local amenities and the Town Centre.



38 KERFIELD COURT

38 Kerfield Court is a well-presented and attractive second-floor apartment within the popular Kerfield Court retirement complex in Kelso, offering comfortable and secure accommodation designed for ease of living. The property includes a spacious lounge, a fitted kitchen, a double bedroom with built-in wardrobes, and a modern bathroom with a walk-in shower, while the hallway benefits from a large storage cupboard. 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 One-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, bedroom, 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

C

ENERGY EFFICIENCY

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 £150,000 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.