



## 29 Kerfield Court

Kelso, TD5 7BP



Very Well Appointed Retirement Apartment  
Close To Town Centre and with Park Views

Entrance Hall, Lounge, Kitchen, Double  
Bedroom and Bathroom.



Positioned on the first floor of this highly regarded McCarthy Stone development, this retirement apartment is particularly well appointed and due to its position, enjoys fine open outlooks to the front over Shedden Park. Kerfield Court is conveniently located within Kelso with all local shops and the town centre within walking distance with residents parking also available.

#### 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

Located on the first floor and only a short distance from the lift. The entrance door to the apartment opens into a welcoming hallway with good storage provided by the walk in cupboard which also houses the central heating system and utility meters. With open outlooks over the park to the front, the lounge is a well-proportioned room with floods of natural light thanks to the southerly aspect. This room provides ample space for a range of furniture including a dining table and chairs if desired. Glazed double doors off the lounge open into the kitchen which is fitted with a good range of units and enjoys a similar aspect over the park to the front. The kitchen also benefits from built in hob, eye level oven and grill in addition to a fridge/freezer. The bedroom is a spacious double with windows to the front and good storage provided by the built in wardrobes with folding mirrored doors whilst the bathroom is freshly presented with a white suite and a shower over the bath.

#### MEASUREMENTS

LOUNGE	3.25m x 7.06m (10'8" x 23'2")
KITCHEN	2.32m x 2.27m (7'7" x 7'5")
SHOWER ROOM	1.74m x 2.58m (5'9" x 8'6")
DOUBLE BEDROOM	2.84m x 4.74m (9'4" x 15'7")

#### EXTERNAL

Communal garden grounds extend around the property and are neatly presented with good sun throughout the day. Private residents parking is situated to the rear.

#### SHARED FACILITIES

All rooms are fitted with a 24 hour emergency call system to provide immediate assistance if needed. There is a House Manager onsite during week-days to deal with the day to day running of the development, including organising the maintenance of the building and landscaped gardens, the cleaning of communal areas, external window cleaning. A shared laundry room is fitted with washing machines and driers. There is a guest suite where, for a small fee, family and friends can stay.

#### SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating. An annual management fee is payable, further details are available on request.

#### ADDITIONAL INFORMATION

All carpets and floor coverings together with any fitted window blinds or curtains will be included in the sale.

#### COUNCIL TAX

Band C

#### ENERGY EFFICIENCY

Rating B

#### VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

#### MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.