

HASTIN^{LEGAL}&S



85 Springwood Rise
Kelso, TD5 8BE



3 bed



1 public



2 bath



Set within a sought-after residential development, this attractive three-bedroom home provides well-proportioned accommodation, modern finishes, and easy-to-maintain outdoor space.



85 Springwood Rise is a charming semi-detached home situated within one of Kelso's most popular and sought-after residential areas. The property enjoys a low-maintenance front garden, thoughtfully designed to provide additional off-street parking. Internally, the home is presented in excellent condition throughout, with tasteful neutral décor creating a bright, welcoming, and move-in-ready feel. The modern kitchen is well-equipped with integrated appliances, including a wine cooler and coffee machine, while offering ample space for family dining. To the rear, the spacious lounge benefits from French doors opening directly onto the garden, creating an ideal space for both everyday living and entertaining. A convenient WC completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom featuring a walk-in wardrobe and en-suite shower room, alongside a contemporary family bathroom. The rear garden has also been designed with ease of maintenance in mind and incorporates a functional pond with an attractive water feature, providing a peaceful outdoor retreat.

Perfectly suited to first-time buyers, growing families, or those seeking a stylish home in a highly desirable location, 85 Springwood Rise offers practical modern living both inside and out.

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. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

HIGHLIGHTS

- Sought-After Location
- Off street parking
- Three Bedrooms
- Integrated appliances
- Excellent condition throughout

ACCOMMODATION SUMMARY

Ground Floor: entrance hall way, dining kitchen, lounge, WC. First floor; three bedrooms, family bathroom.

SERVICES

All mains services.

COUNCIL TAX

Band E.

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 £230,000 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.