31 Springwood Bank

Kelso, TD5 8BA

Offers Over £340,000

1 Springwood Bank is a stylish four-bedroom detached home in a desirable area of Kelso, offering bright open-plan living, a modern kitchen, flexible en-suite accommodation, and a private garden with garage and parking

31 SPRINGWOOD BANK

31 Springwood Bank is a beautifully presented four-bedroom detached home, set within a highly sought-after residential area of Kelso. Finished to an excellent standard throughout, the property is offered in true turnkey condition and provides thoughtfully designed accommodation suited to a range of modern lifestyles. The ground floor is notably bright and well-proportioned, with high ceilings and large windows allowing natural light to flow throughout the main living spaces. A welcoming entrance hallway leads through to an impressive open-plan living and dining area, creating a versatile space ideal for both day-to-day living and entertaining. The contemporary fitted kitchen is both practical and stylish, offering ample storage and workspace, with direct access to the rear garden. This connection to the outdoors enhances the overall layout, making it particularly well suited to family life and social occasions. Also on the ground floor is a flexible single bedroom, currently used as a home office, alongside a generous double bedroom with en-suite shower room — an ideal arrangement for guests or those requiring ground-floor accommodation. A conveniently located WC completes this level. Upstairs, the principal bedroom is generously sized and benefits from double fitted wardrobes and a well-appointed en-suite bathroom with bath. A further spacious double bedroom, also with en-suite facilities, provides comfortable and private accommodation for family members or visitors. Externally, the property is surrounded by a wraparound garden, predominantly laid to lawn and offering a good degree of privacy. Established fruit trees add character to the outdoor space, while a paved patio area provides an ideal spot for outdoor dining and relaxation. The property further benefits from off-street parking and a garage with electricity, offering additional storage or potential for workshop use. 31 Springwood Bank combines space, flexibility and quality of finish, making it an excellent choice for those seeking a well-appointed home in a desirable Kelso location.

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

•Turnkey condition throughout
•Spacious four-bedroom detached home
•Bright, high-ceilinged interiors
•Open-plan living/dining space
•Flexible living with ground floor en-suite bedroom
•Private wraparound garden •Off-street parking & garage

SERVICES

All mains services. Gas central heating.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

D

TENURE

Freehold

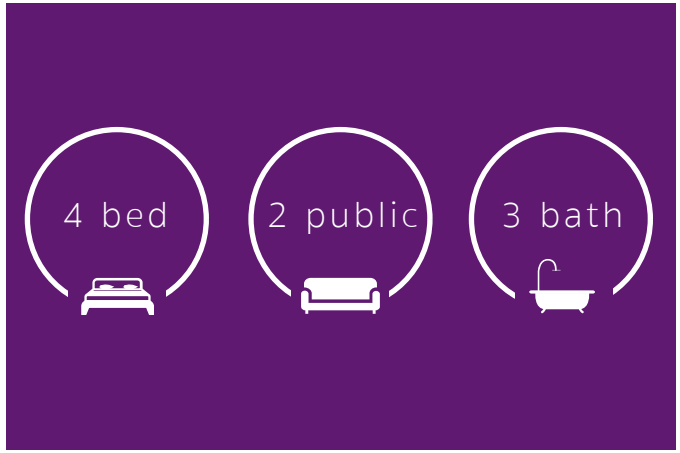
VIEWING

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.

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.



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