



12 Kerfield Court  
Kelso, TD5 7BP

£850 Per Month



12 Kerfield Court is a well appointed ground floor retirement apartment, forming part of this exclusive and highly regarded retirement complex.

Entrance Hall, Lounge, Kitchen, Two Double Bedrooms, Showerroom

Landlord Registration Nos. 1803710/355/22052 and  
1803625/355/21052  
EPC - Band B

LARB2504002



12 Kerfield Court is a well appointed ground floor retirement apartment, forming part of this exclusive and highly regarded retirement complex. The minimum age requirements for residents is 60 years of age. The apartment itself enjoys a very pleasant ground floor location over looking the landscaped garden and within easy walking distance of the town centre. The communal amenities within the complex include a residents lounge, lift, laundry room, private parking, on site warden and maintained grounds.

#### 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.

#### ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Two Double Bedrooms, Showerroom

#### ACCOMMODATION

A secure entry door system provides access to the communal foyer, with residents' lounge and laundry facilities located off. Apartment 12 is conveniently located on the ground floor.

The property opens into a spacious entrance hallway with excellent built-in storage. The bright and generously sized lounge offers ample space for dining with patio doors leading to a pleasant garden area. Double doors connect to a well-equipped kitchen fitted with a range of base and wall units and integrated appliances including hob, oven, fridge and freezer.

There are two good sized double bedrooms, one with built-in storage. A shower room with fully tiled walls and shower enclosure completes

#### EXTERNAL

Communal landscaped garden areas and ample parking spaces.

#### SHARED FACILITIES

All rooms are fitted with a 24 hour emergency call system to provide immediate assistance if needed. The House Manager is on-site during week-days to deal with the day to day running of the development. A shared laundry room is fitted with washing machines and driers.

#### COUNCIL TAX BAND

Band D

#### ENERGY PERFORMANCE CERTIFICATE

Band B

#### LANDLORD REGISTRATION NUMBERS

1803710/355/22052 and 1803625/355/21052

#### SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating.

#### ADDITIONAL INFORMATION

Rent £850 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing.

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