



57 Springwood Rise is very appealing and comfortably proportioned 3 bed semi-detached family home, set within a highly sought after residential development, popular with those who have families. Freshly decorated, with predominantly new carpets and flooring, the house is in ready to move in condition and has the benefit of gas central heating and double glazing. The very useful conservatory opens out to the easily kept garden, running along the rear and side, whilst to the front there is off road parking for two cars.

Kelso is a highly sought after town offering a multitude of attractions; popular with locals and tourists alike. It is in easy reach of many central Borders towns, as well as those to the East. The railway station at Tweedbank is easily accessed, taking you to Edinburgh Waverley Station in an hour, as is the East Coast mainline railway station at Berwick-upon-Tweed which is only half an hour from Kelso.

Internally, the sitting room is spacious enough to house a dining table if wanted, the conservatory greatly enhances the living space, the kitchen is well equipped with units and in addition to the family bathroom there is a handy downstairs W.C. The principal bedroom is a comfortable double, with good storage and an en-suite shower room, and there are two further bedrooms. Subject to investigation and all necessary planning consents, the property may be suitable for extension.

Externally, there is a section of garden to the front laid to grass and set to the side is off road parking for two cars. The L-Shaped rear garden is fully enclosed and of a size to be very useable but easily maintained, with the section to the side housing a shed.

**Edinburgh 44 miles. Berwick upon Tweed 23 miles. St. Boswells 11 miles.
(All distances are approximate)**

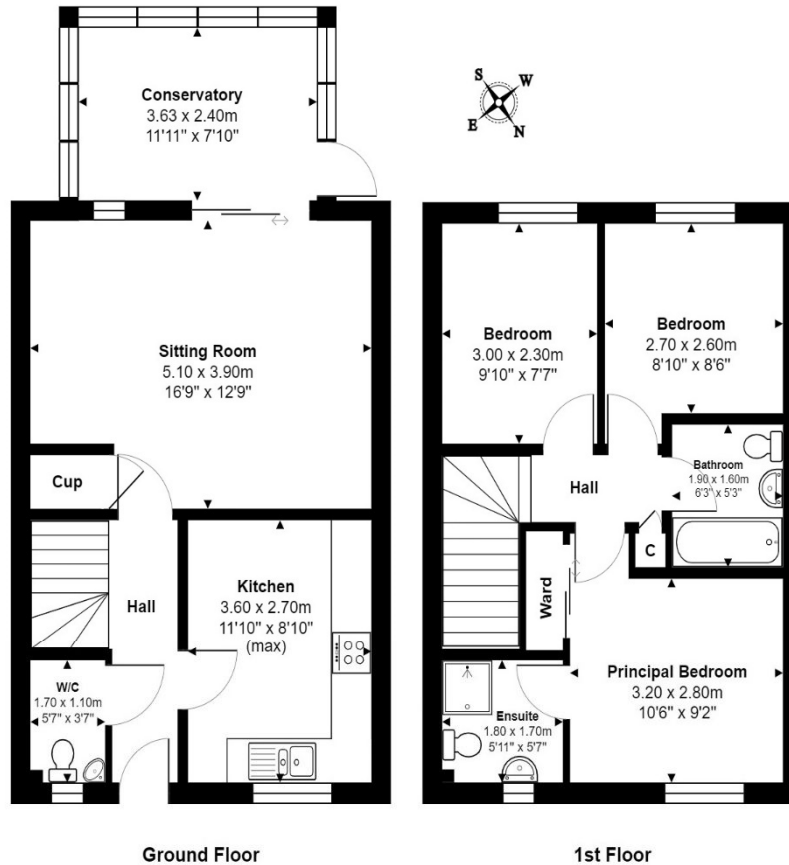
The sought after historic Abbey town of Kelso is protected to the north by the Lammermuir Hills and the Cheviots to the south, and lies in one of the most beautiful valleys in the country. As a thriving market town, Kelso provides an extensive range of amenities including a variety of specialist and high street shops, a Sainsbury's supermarket, restaurants, ice rink, swimming pool, community hospital and a medical centre.

Local tourist attractions include Floors Castle, home of the Duke of Roxburghe, Mellerstain House and Kelso Abbey. There are a variety of outdoor pursuits in the area including horse riding, National Hunt racing and a golf course in the town as well as the Championship course at the Roxburghe. The River Tweed and famous Junction Pool boast some of the best salmon fishing in the world; whilst for walkers, there is ready access to the Pennine Way and St. Cuthberts Way.

Plentiful road links are accessible from Kelso, with the A68 linking to Edinburgh and Newcastle, both of which have international airports. Berwick-upon-Tweed is only twenty-three miles away via the A1 and has a mainline railway serving the East Coast, with a fast train to London taking around four hours. The Borders Railway, running from Tweedbank to Edinburgh, lies approximately sixteen and a half miles away.



57 Springwood Rise Kelso TD5 8BE



FOR ILLUSTRATIVE PURPOSES ONLY



Directions:

For those with satellite navigation the postcode for the property is: **TD5 8BE**

Approaching Kelso on the A698, turn onto the B6352 at the roundabout. Continue until the mini roundabout then take the first exit onto Jedburgh Road. Turn right where signposted for Springwood Bank, then second left onto Springwood Rise. Number 57 forms part of an off shot on the left just over half way up.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains water and drains, electricity, gas central heating. Sash and casement windows.

Outgoings:

Scottish Borders Council Tax Band Category: D

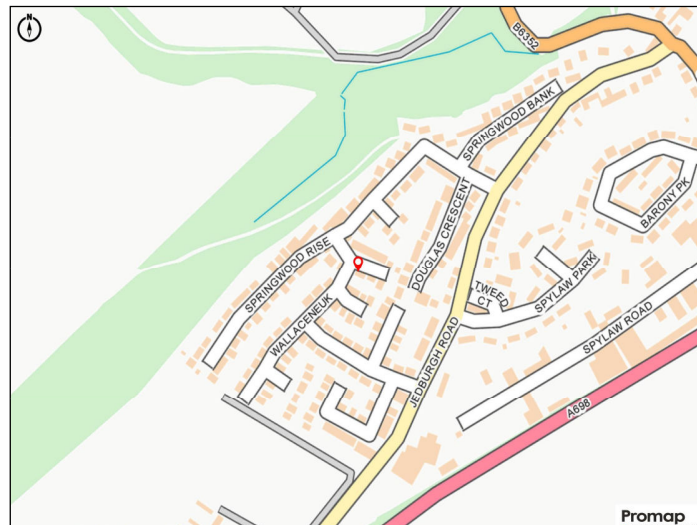
EPC Rating:

Current EPC: C71

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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