



3 Mayfield

Kelso, TD5 7BL



Riverside Apartment Overlooking The Tweed
With Private Garden & Garage

Lounge, Breakfasting Kitchen, Three
Bedrooms And Bathroom. Private Garden.
Garage. Double Glazing. Gas Central Heating



Located directly on the river's edge, 3 Mayfield is a first floor villa which boasts immediate views over The Tweed. Presented in very good order throughout with contemporary fixtures and fittings, the villa also boasts good proportions and plenty of natural light. Externally there is a private garden to the rear and a single garage beyond that. The location is excellent for those that wish to be close to the town centre and local amenities and would be perfectly suited as a main residence or as an excellent investment purchase either as a holiday home or longer term rental - which it has been used for successfully in the past.

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.

KEY FEATURES

- Direct Views of the River Tweed
- Modern and Contemporary Interior
- Private Garden & Garage
- Proven Track Record as A Rental Investment
- Within Easy Reach of The Town Centre

INTERIOR

The carpeted staircase with window to the rear leads to the first floor hallway with good built in storage and giving access to all accommodation. Boasting those direct views of the river, the lounge is a particularly spacious room with two large windows and contemporary feature fireplace with built in storage to the side. With an aspect over the garden to the rear, the kitchen is a stylish and modern space with an excellent range of wall and base units with built in appliances. This room provides space for every day dining if required. The master bedroom enjoys a similar aspect to that of the lounge, over the Tweed; a well-proportioned double room with built in storage. Bedroom two, also with built in storage overlooks the garden whilst the third bedroom is a pleasant single with a window looking downstream. The freshly presented bathroom features wet wall panelling and a three piece suite with shower over the bath.

EXTERNAL

The garden lies towards the rear of the building; mainly laid to lawn with mature boundaries and borders. Gated access to the gardens are available both from the side of the building as well as from the garages at the rear.

GARAGE

A single garage lies beyond the garden, forming a row of four. Private parking is available in front of the garage.

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating C

VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01573225999- 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.