



91 Springwood Rise Offers Over £260,000

Kelso, TD5 8BE



3 bed



1 public



3 bath



A Well Presented Three-bedroom Detached Family Home, Situated Within A Popular Residential Development In Kelso. Offering Spacious Accommodation Throughout, Including A Bright Lounge, Generous Kitchen/ Dining, Principal Bedroom With En-suite And A Private Rear Garden.



91 Springwood Rise is a well presented detached family home, situated within a popular residential development in Kelso. Offering well-proportioned accommodation throughout and presented in good condition, this lovely home provides comfortable and modern family living in a pleasant setting. The property comprises a welcoming entrance hallway, a bright dual-aspect lounge, a spacious kitchen and dining area, ideal for everyday family life and entertaining, together with a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms, including a lovely principal bedroom with en-suite facilities, along with a contemporary family bathroom. Externally, the property enjoys a well-maintained front garden, creating a pleasant first impression. To the rear, the property benefits from a private, landscaped garden which is predominantly laid to lawn, providing a lovely outdoor space for families and those who enjoy spending time outside. Overall, 91 Springwood Rise is a lovely family home, offering spacious and well-presented accommodation in a popular area of Kelso.

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

- Superb Detached Family Home
- Three Well-Proportioned Bedrooms
- Principal Bedroom En-Suite
- Private Rear Garden
- Popular Residential Development

ACCOMMODATION SUMMARY

Entrance hall, living room, dining kitchen, WC. First Floor: Master bedroom with ensuite, two further bedrooms, family bathroom.

SERVICES

All mains services. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY

Rating D.

VIEWING & HOME REPORT

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 £260,000 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.