



47 Springwood Rise Offers Over £260,000

Kelso, TD5 8BE



3 bed



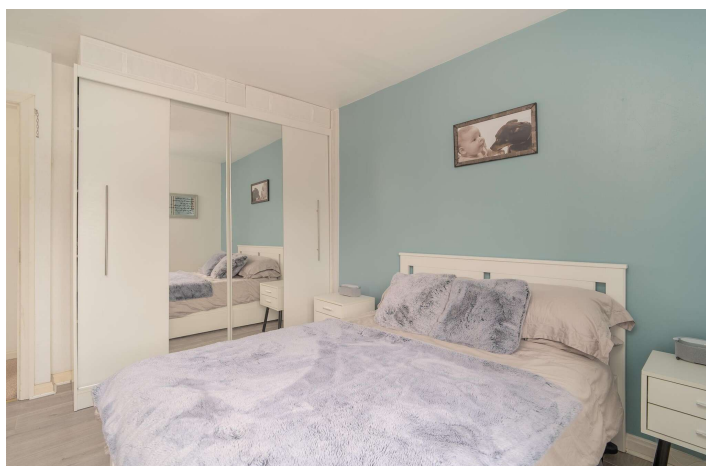
2 public



3 bath



A Stunning, Beautifully Presented Detached Family Home, Quietly Positioned Within A Popular Cul-de-sac In Kelso. Offering Flexible Accommodation Including A Useful Downstairs Room, Modern Interiors And A Beautifully Landscaped Private Rear Garden, This Is A Genuine Turn-key Home Ready To Move Straight Into.



47 Springwood Rise is a stunning, beautifully presented detached home, quietly positioned within a popular residential area of Kelso. Offering a fantastic ready-made family home, the property has been thoughtfully updated by the current owners and is presented in excellent condition throughout, with attractive modern finishes and well-proportioned, flexible accommodation. The ground floor offers a welcoming entrance hall, a modern breakfasting kitchen with a useful opening hatch through to the spacious lounge, creating a sociable connection between the two rooms. The lounge enjoys direct access to the rear garden, while a particularly useful additional room is currently utilised as a playroom but offers excellent flexibility as a guest bedroom, home office, snug or study. A generous WC completes the ground floor accommodation. Upstairs, there are two well-sized double bedrooms, a further master bedroom with en-suite shower room, and a family bathroom, providing comfortable accommodation for a growing family. Externally, the property has been beautifully landscaped to create a fantastic level rear garden, providing an ideal space for outdoor entertaining, relaxing and family life. Privacy has been carefully considered, with the garden enjoying a lovely enclosed feel, while the sloped section to the rear provides useful space for a garden shed. Access down the side of the property means the shed is discreetly tucked away and kept out of sight, while still being easily accessible. A monoblocked driveway to the front provides convenient off-street parking. With its excellent presentation, flexible accommodation, beautifully landscaped gardens and peaceful cul-de-sac setting, 47 Springwood Rise is a fantastic turn-key family home, offering a wonderful opportunity for a new owner to simply move in, settle down and enjoy.

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

- Modern Breakfasting Kitchen
- Spacious Family Accommodation
- Private Rear Garden
- Excellent Off-Street Parking
- Beautifully Presented Throughout
- Flexible Living Space

ACCOMMODATION SUMMARY

Entrance hallway, living room, breakfasting kitchen, play room. First floor: master bedroom with ensuite, two further bedrooms, family bathroom.

SERVICES

Mains gas, electricity, water & drainage. Gas central heating.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating C

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or 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.