HASTINGS LEGAL







6 Deanfield, Sprouston Offers Over £155,000

Kelso, TD5 8JB

PROPERTY & LEGAL

2 bed

1 public

2 bath

6 Deanfield Is A Two Bedroom Terraced Property Situated In The Charming Village Of Sprouston, Just 2 Miles From Kelso. Offering Two Bedrooms, Two Bathrooms And A Reception Room, The Property Enjoys A Peaceful Village Setting With Convenient Access To Local Amenities And The Nearby Town Of Kelso.





6 Deanfield is a two bedroom terraced property occupying a pleasant position within the charming village of Sprouston, just 2 miles from the popular Borders town of Kelso. Offering well-proportioned accommodation over two floors, the property comprises two bedrooms, two bathrooms and a reception room, making it an ideal home for a variety of buyers, including first-time purchasers, couples and those looking to downsize. Situated within a desirable village setting, the property benefits from a peaceful surroundings while remaining conveniently placed for the amenities and facilities available in nearby Kelso. The accommodation provides a welcoming reception room, together with a kitchen and two bedrooms, complemented by two bathrooms, offering practical and comfortable living space.The property enjoys the benefits of its attractive village location, with the surrounding countryside and farmland providing a pleasant backdrop. Sprouston itself offers a range of local amenities, including a Primary School, village green with children's play park, regular bus service into Kelso and a well-used Village Hall. The nearby town of Kelso provides a wider range of amenities, including quality independent shops, supermarkets, cafés, restaurants, educational and sporting facilities. Renowned for its historic 12th Century Abbey, attractive Flemish-style cobbled square and impressive Floors Castle, Kelso is one of the Borders' most sought-after towns. With excellent access to the surrounding countryside and opportunities for fishing, walking and other country pursuits, 6 Deanfield represents an appealing opportunity to enjoy village living within easy reach of the many attractions and amenities of Kelso.

LOCATION

Sprouston is a charming village positioned just 2 miles from Kelso, surrounded by countryside and farmland, and well connected via the B6350. The vibrant village includes a Primary School, small village green with children's park, a bus service into Kelso and a well used Village Hall. 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

ACCOMMODATION SUMMARY

Hall, Kitchen, WC Compartment, Sitting Room / Dining Room, Landing, Two Bedrooms, Bathroom and WC.

HIGHLIGHTS

. Situated in the charming village of Sprouston
. Excellent access to surrounding countryside
.Easy access to Kelso and surrounding towns
. Well-proportioned accommodation over two floors

SERVICES

Mains Electricity and Water

COUNCIL TAX

Band B

ENERGY EFFICENCY

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 £155,000 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.