



## 8 Mayfield Gardens

Kelso, TD5 7BD



1 bed



1 public



1 bath



Enjoying A Desirable Position Overlooking The Well-kept Gardens And The River Tweed Beyond, 8 Mayfield Gardens Is An Immaculate First Floor Apartment, Located Within This Popular And Sought After Development Which Benefits Excellent Access To The Many Amenities Of Kelso.





## 8 MAYFIELD GARDENS

Enjoying a desirable position adjacent to the River Tweed, 8 Mayfield Gardens is a first floor apartment located within this popular and sought after development. The accommodation is nicely presented with soft, neutral décor and benefits from great levels of natural light throughout. The apartment features a lounge and sun room; ideal for relaxing, whilst the double bedroom is extremely spacious. Communal gardens wrap around the properties which are nicely landscaped and well-maintained, providing access to the riverside pathway for lovely walks. The development lies only a short distance from the town centre where a full range of local shops and amenities are available.

## LOCATION

Kelso is perhaps the most attractive town in The Borders with its 12th century abbey, cobbled square and bustling Town Centre offering a fantastic variety of shops and restaurants. The Town draws many visitors throughout the year and has excellent facilities both in the town and the surrounding countryside, including golf, fishing, swimming, curling, walking, horse riding and National Hunt Racing.

## HIGHLIGHTS

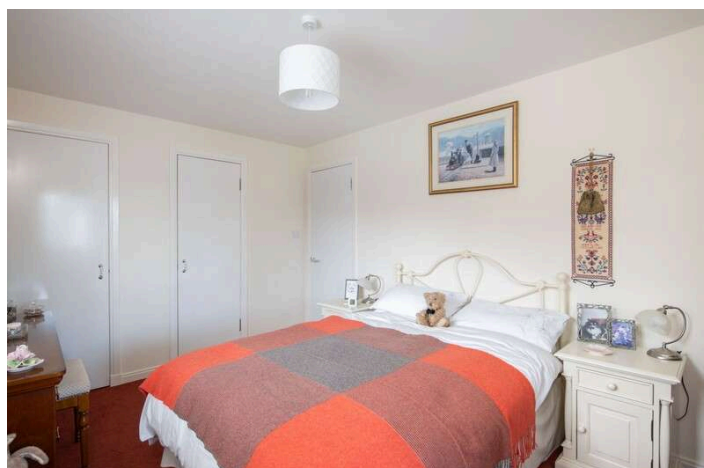
- Riverside Location with Walks on the Door-Step
- Stylish Kitchen and Shower Room
- Large Double Bedroom
- Close to Local Shops and Amenities
- Located in a Popular and Well Sought-After Area
- Well Maintained Communal Gardens

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Sun Room, Kitchen, Double Bedroom and Shower Room. Communal Gardens.

## ACCOMMODATION

Entry is through the main door with a security phone system allowing access to the communal hallway. Apartment No.8 is located on the first floor. The lounge is a lovely bright and spacious room and offers dual outlooks with double doors leading through to the lovely sun room; a perfect spots for relaxing. Also, with direct access to the sun room, the large double bedrooms is generous in size and features two built in storage cupboards whilst further storage options are available in the hallway. The kitchen is stylishly fitted with a good range of wall and base units and benefits from integrated appliances. The shower room is also contemporary in style and comprises a white three piece suit.



## EXTERNAL

The neatly landscaped communal grounds wrap around the properties providing direct access down to the riverside walks along the banks of the adjacent River Tweed. Street parking is available to the front of the property. Communal bin and storage area

## SERVICES AND ADDITIONAL INFORMATION

Mains water, gas, drainage and electricity. Gas central heating. Double glazing. The property benefits from a large attic space accessed via a ramsay ladder. The attic is fully floored and has electricity.

The properties at Mayfield Gardens are managed by a factoring company, a monthly fee is payable.

## COUNCIL TAX BAND

Band C

## ENERGY EFFICIENCY

Rating C

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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.

## PRICE & MARKETING POLICY

Offers Over £149,500 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](mailto: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.