

# TAITS

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**12 BIRCH AVENUE,  
SPRINGWOOD VILLAGE, KELSO, TD5 8LR  
IN THE REGION OF £92,000**



**Situation:**

At the junction of the Rivers Tweed and Teviot and having as its focal point a Flemish style Town Square, Kelso is considered by many to be the most attractive town in the Borders. There are excellent shopping, educational and recreational facilities, the latter including National Hunt Racing, Curling, Golf including the Roxburghe championship course, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso is within easy reach of all other parts of the Borders and lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed, with its main line Railway Station and 70 miles north of Newcastle-Upon-Tyne.

**Description:**

12 Birch Avenue is a detached Lissett Park Home forming part of a residential retirement development on the outskirts of Kelso. Springwood Village is just over 1 mile south of Kelso and lies in exceptionally well appointed grounds enjoying a rural setting but within easy reach of all local amenities.

**Hall:**

Features a glass-shelved alcove with cupboard below and a further 2 cupboards. Carpet. Radiator.

**Lounge/Dining Room:**

**Lounge:** 5.90m x 3.50m (19'4" x 11'5")

**Dining Area:** 3.02m x 2.31m (9'11" x 7'6")

L-shaped spacious light room with 2 bow windows to the front and 2 windows to the side.

Fireplace houses electric fire. Carpet. Radiators.

**Kitchen:** 3.28m x 2.83m (10'9" x 9'3")

Window to side. Ample base and wall units incorporating gas hob, electric oven and single stainless steel drainer. Vinyl flooring. Arch leads to:

**Utility Room:** 2.04m x 1.50m (6'7" x 5'0")

Base units and worktop carried through from kitchen. Plumbed for washing machine. Space for fridge. Radiator. Back door. Vinyl flooring.

**Bedroom 1:** 3.44m x 2.90m (11'4" x 9'6")

Fitted wardrobes, dressing table and cupboards. Window to side. Carpet. Radiator.

**Bedroom 2:** 3.27m x 2.90m (10'9" x 9'6")

Fitted wardrobes, dressing table and cupboards. Window to rear. Carpet. Radiator.

**Shower Room:** 1.72m x 1.52m (5'9" x 5'0")

Coloured w.c. and wash hand basin. Separate shower cubicle. Modesty window to side. Carpet. Radiator.

**Bathroom:** 7'8" x 6'7" (2.33m x 2.04m)

Coloured 3 piece suite comprising bath, wash hand basin with cupboard below and w.c. Modesty window to side.

**Garage:**

Spacious single garage with up and over door. Window and separate door to back garden. Light & power.

**Outside:**

Gardens to front, side and rear laid to lawn with shrubs and heathers. The property benefits from a long driveway to the side with parking for 2 to 3 vehicles.

**General:**

Gas Central Heating. Double Glazing. All fitted carpets, floor coverings, appliances, curtains and blinds are included in the sale price.

**Directions:**

From Bridge Street, go over The Rennie Bridge and turn right signposted Maxton. Springwood Village is approximately 1 mile on the left before the Teviot Bridge.

**Services:**

Mains electricity and gas. Water and drainage supplied through private system operated by Springwood Estate. Present annual rent of plot is £1,135.36, payable quarterly.

**Viewing:**

Strictly by appointment with the sole selling agents, Messrs Taits, 10 The Square, Kelso Telephone 01573 224311.

**Entry:** By negotiation.

**Council Tax:** Band C.

**In the Region of :** £92,000.

**Offers:**

These particulars, whilst carefully prepared, are not warranted and do not form part of any contract. All measurements are approximate and are not warranted. No warranties are given by the seller or the selling Agents as regards the condition of the property, as regards any works which may have been carried out upon the property and as regards any Notices or proposals which may currently affect the property. Any purchaser shall require to carry out his own investigations in respect of such matters

Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. Solicitors submitting offers are requested to use the Borders Standard Clauses (2007 Edition). Successful offers received not using the Standard Clauses may be responded to by deletion of the non-standard Clauses and replaced with the Borders Standard Clauses (2007 Edition). The sellers do not bind themselves to accept the highest or any offer which may be received for the property. If the property is being advertised at a fixed price, potential purchasers and their Agents should be aware that the date of entry will be regarded as a material condition when considering any offer received. If an offer is submitted at the fixed price but is subject to survey or subject to any other suspensive condition, the offer will only be considered once any such condition has been removed and, pending such removal, the property shall remain on the market for sale and we shall continue to invite offers for the property at the fixed price.

