



14 Mayfield Gardens, Kelso, TD5 7BD



- First Floor Flat
- Double Bedroom
- Shower Room
- Gas Central Heating
- Communal Gardens



1



1



2

EPC C



C

- Living Room
- Kitchen
- Morning Room
- Double Glazing
- Residents' Parking

Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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### LOCATION:

Set on the gentle curve of the River Tweed and a short stroll from the popular Mayfield Garden Centre, this peaceful location combines the calm of riverside living with convenient everyday amenities. The immediate area is quietly residential and well kept, with level pavements and pleasant green spaces that make daily walks easy and enjoyable. For anyone considering retirement, the setting offers reassuring tranquillity without feeling isolated - neighbours, local shops and community spots are all within comfortable reach. Kelso town centre provides an excellent range of independent shops, cafes and essential services such as the post office and bank facilities, while the Garden Centre is a handy local hub for a relaxed coffee, a light lunch or a browse for plants and gifts. Regular bus links connect the town with neighbouring communities, so trips to larger centres or health appointments can be managed without relying on long car journeys - an important practical consideration in later life. Leisure and wellbeing are well catered for locally, with easy riverside paths and level parkland ideal for daily exercise, fresh air and scenic views. For gentler pursuits there are well-tended gardens, a welcoming golf course and a lively racecourse calendar which provide social occasions through the year. These options suit a relaxed retirement rhythm: plenty to join in with when you want company, and peaceful corners to retreat to on quieter days. Community and support services in and around Kelso make this a sensible choice for those planning ahead. There is a good mix of healthcare providers, local trades and community organisations, plus nearby options for social clubs and continuing activities which help new residents settle in and make links. All told, the location offers the best of both worlds for retirees - an easy, low-maintenance lifestyle with the reassurance of practical amenities and friendly local networks close at hand.

### DESCRIPTION:

This bright one-bedroom upper flat is located within a highly sought-after residential development, ideally positioned between the tranquil River Tweed and the vibrant Mayfield Garden Centre. The property enjoys an elevated outlook with wonderful views, and the former balcony has been thoughtfully converted into an additional room off the living area - perfect as a home office or reading nook, making the most of the flat's best aspect. Inside, the accommodation is well maintained and benefits from gas central heating, double glazing, and a modern shower room. The kitchen, while fully functional, is a little dated and would benefit from upgrading to suit contemporary tastes. The development itself is professionally managed by a local factor, with neatly kept communal areas and grounds which are maintained to a high standard. Viewing is strongly recommended to fully appreciate the flat's attractive setting and the potential it offers.

### EXTERNALLY:

To the front there is residents' parking along the front of the property and well-tended gardens mainly laid to lawn with a gate leading out onto a walkway along the River Tweed.

### SERVICES:

Mains Electricity, Gas, Water & Drainage. Note: Gas Cooker not in use.



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FLOOR PLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- HALL (T-SHAPED)
- KITCHEN (2.78M X 2.20M)
- LIVING ROOM (4.48M X 3.63M) at widest
- WARDROBE (1.24M X 0.62M)
- SUN / MORNING ROOM (2.14M X 2.04M)
- CUPBOARD (0.91M X 0.62M)
- BOILER CUPBOARD (1.48M X 0.93M)
- BEDROOM (3.57M X 2.77M)
- SHOWER ROOM (2.30M X 1.51M)

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#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents  
Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire,  
TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest  
may be advised of any closing date fixed for offers. These particulars are for guidance only. All  
measurements were taken by a laser tape measure and may be subject to small discrepancies.  
Although a high level of care has been taken to ensure these details are correct, no guarantees  
are given to the accuracy of the above information. While the information is believed to be  
correct and accurate any potential purchaser must review the details themselves to ensure  
they are satisfied with our findings.



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your property and provide you with an accurate price.  
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