



4 Mercers Court  
Kelso, TD5 7NF



3 bed



1 public



1 bath



A spacious and well-presented three-bedroom semi-detached home, ideally situated in a popular residential area close to both primary and secondary schools.

Accommodation - Lounge, Kitchen, Three Double Bedrooms. Shower Room

Landlord Registration No. 1793692/355/04122  
EPC Band E

LARN2504002



4 Mercers Court is a spacious and well-presented three-bedroom semi-detached home, ideally situated in a popular residential area close to both primary and secondary schools, as well as a range of local amenities. Perfect for families, the property offers comfortable living spaces and low-maintenance gardens.

## LOCATION

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

Lounge, Kitchen, Three Double Bedrooms, Shower Room

## ACCOMMODATION

4 Mercers Court benefits from a bright and spacious dual-aspect living room, offering plenty of natural light. A large storage cupboard in the hallway gives added practicality. The generous kitchen is fitted with a range of modern units with ample space for a dining table. Upstairs the property features three well-proportioned double bedrooms, a family shower room and a further storage cupboard, ensuring ample space throughout.

## EXTERNAL

The property has a low maintenance front garden and a further private rear garden offers a private outdoor space ideal for relaxing or entertaining.

## COUNCIL TAX

Band B

## ENERGY PERFORMANCE RATING

Band E

## LANDLORD REGISTRATION NO

1793692/355/04122

## SERVICES

Mains electricity. water and drainage.

## ADDITIONAL INFORMATION

Rent £895 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing.

Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

Viewings strictly by appointment with Borders Country Lets on 01573 229887.

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