



9 Tanners Court
Kelso, TD5 7NH

£595



3 bed



1 public



1 bath

Spacious family home in a popular location recently completely refurbished to an exceptional standard.

Entrance Hall, Lounge, Fitted Kitchen, Family Bathroom, 3 Double Bedrooms. Garden. Storage Sheds.

Landlord Registration Number 105073/355/03500
EPC C



9 Tanners Court is a three bedroom mid-terraced house in a good location in Kelso. The property benefits from a fitted kitchen complete with fridge/freezer, dishwasher, oven and washing machine, a good sized lounge with French doors to a decked patio, a contemporary bathroom and three good sized double bedrooms. The property is finished in contemporary neutral décor and has carpeting and flooring throughout. The property offers a rarely available rental opportunity in Kelso.

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 Tweed fishing, National Hunt racing and walking in the nearby Cheviot Hills.

ACCOMMODATION

A timber entrance door with a panel to the side provides good natural light to a bright and contemporary kitchen complete with cream fronted units and integral appliances including a dishwasher, oven, and fridge/freezer. Washing machine within the airing cupboard. A stainless steel sink sits below the window with outlooks over the garden. Plenty of space for a table and chairs. Attractive tiled splashbacks and a part-glazed door to the Entrance Hall. The entrance hall benefits from under stair storage and a large cloaks cupboard with additional shelved storage. Part glazed main entrance door leading to the front. A good sized living room, with neutral. Dual aspect with windows to the front and French doors to the rear providing outlooks over the garden. Carpeted stairs lead to the upper accommodation.

UPSTAIRS ACCOMMODATION

Carpeted stairs with window overlooking the garden. Landing cupboard housing the central heating boiler. The family bathroom lies at the top of the stairs, decorated in neutral

shades and contemporary three piece suite comprising bath with wall panelling and shower over, dual flush wc and pedestal sink with modesty window to the rear. A good sized double bedroom with twin windows providing good outlooks and views to the north. A second double bedroom quietly situated to the rear with a wardrobe cupboard and again with twin windows with pleasant outlooks. A further double bedroom with a large window to the front again newly carpeted and with ample power points.

EXTERNAL

A large timber shed provides good storage with a paved drying area, outside light and bin storage. The garden to the front is sheltered with mixed hedging and benefits from a decked patio with a sitting area, a further drying green and a mono-block path to the side leading to the main entrance.

COUNCIL TAX

B

ENERGY PERFORMANCE RATING

C

LANDLORD REGISTRATION NUMBER

105073/355/03500

SERVICES

Mains gas, electricity, water and drainage.

ADDITIONAL INFORMATION

Rent £595 per month. 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. Available unfurnished. No smoking allowed on the premises and pets may be allowed by prior arrangement with the landlord. Viewing by appointment through Borders Country Lets on 01573 229887.