



4 Rutherford Burnside
Kelso, TD5 8NR

£580 Per Month



3 bed



1 public



1 bath

4 Rutherford Mains is a traditional stone built semi detached property set in a tranquil and idyllic spot with views over rolling fields and countryside.

Livingroom, Kitchen, Bathroom, Three Bedrooms, Rear Porch.

Landlord Registration No. 23354/355/08430
EPC B

LARN2504002



4 Rutherford Mains is a traditional stone built property set in a tranquil and idyllic spot with views over rolling fields and countryside. This home is perfect for those seeking a quiet rural retreat, while still enjoying convenient access to the A699 and A68, with easy connections to nearby Border towns and beyond.

LOCATION

The Rutherford Estate lies just off the A699, set between the popular town of Kelso and St Boswells; positioned just 4 miles from St Boswells and 6 miles from Kelso. The area is surrounded in glorious working countryside, with farmland, trails and the River Tweed.

Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience.

- **Amenities:** The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade.
- **Schooling:** Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families.
- **Population:** As one of the Borders' most sought-after towns, Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities.
- **Transport Connections:** The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

ACCOMMODATION SUMMARY

Livingroom, Kitchen, Bathroom, Three Bedrooms, Rear Porch

ACCOMMODATION

A timber door from the front leads into the entrance hallway with stairs to first floor. The livingroom is a bright spacious room with an open fire providing a lovely focal point. The kitchen is located to the rear of the property and is fitted with a range of base and wall units, space for slot in cooker and space for washing machine. The bathroom also to the rear, is fitted with a white suite comprising WC, washhand basin and bath with shower over. Bedroom 3/Dining Room. Stairs lead up to a two double bedrooms with views over the fields to the front.

EXTERNAL

There is an area of garden to the rear. Garden Shed.

COUNCIL TAX

Band B

ENERGY PERFORMANCE CERTIFICATE

Band F

LANDLORD REGISTRATION

23354/355/08430

SERVICES

Mains Electricity and drainage. Oil Fired Central Heating.

ADDITIONAL INFORMATION

Rent £580 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 is preferred. No smoking is permitted on the premises.

One small pet maybe considered subject to payment of a higher deposit.

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.

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