

VEGA
HASTIN & S
BORDERS COUNTRY LETS



Larch Wood Synton Mains Farm
Selkirk, TD7 4PA

£900 Per Month



Charming 3 bedroomed semi detached cottage in an idyllic setting with views over open countryside.

Entrance porch/bootroom, Open plan Livingroom/Kitchen, Master Bedroom with accessible ensuite shower room, Two Double Bedrooms, Family Bathroom.

Landlord Registration Number - 1778847/355/22052
and 1778886/355/22052
EPC - E

LARN1903091



LOCATION

Synton Mains Farm is a charming hamlet, positioned in rolling countryside and well located just off the A7; within easy access to the main Borders towns of Hawick and Selkirk and within easy reach of the Borders rail connection to Edinburgh with stations at Galashiels and Tweedbank. The area is also well known for its wide variety of cycling, countryside walks, superb fishing and its excellent horse riding country surrounded by rolling hills close to the largely undiscovered Ettrick and Yarrow valleys providing some of the most glorious scenery in the Borders.

ACCOMMODATION

Larch Wood Cottage is a charming 3 bedroomed accessible cottage enjoying a wonderful countryside location lying approximately 7 miles from the nearby towns of Selkirk and Hawick. Sitting in an idyllic spot this stone built semi detached cottage benefits from ramp access to the side and views over the open countryside. Accommodation comprises entrance porch/boot room with coat hanging, large open plan livingroom and kitchen with useful under stair shelving and a master bedroom with assessable ensuite shower room. Stairs lead to the first floor with two good sized double bedrooms, a family bathroom and storage cupboard housing the hot water tank.

EXTERNAL

A grassed area to the side with stunning open views. Rotary clothes dryer. Parking is provided to the front of the property.

COUNCIL TAX

Band C

ENERGY PERFORMANCE CERTIFICATE

Band E

LANDLORD REGISTRATION NUMBER

1778847/355/22052 and 1778886/355/22052

SERVICES

Mains electricity and water. Drainage to a septic tank. Oil fired central heating with external boiler. Multi fuel stove.

ADDITIONAL INFORMATION

Prospective tenants should be aware that this property is on a working farm with livestock housed in close proximity to the property. There will be tractors/trailers in operation around the farm.

Rent £900 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.

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