



Apt 3 19 The Square  
Kelso, TD5 7HH

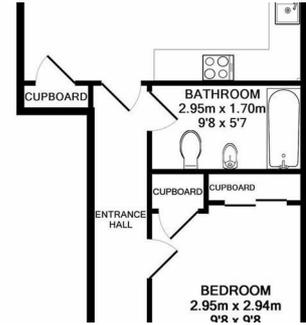
£400 Per Month



A delightful town centre apartment offering spacious and modern accommodation.

Entrance Hall, Spacious Lounge/Kitchen, Double Bedroom and Luxury Bathroom.

Landlord Registration No. 105182/355/16181  
EPC D



Apartment 3, 19 The Square is a delightful town centre apartment enjoying lovely views over The Square to the Town Hall. The apartment offers spacious and modern accommodation.

#### LOCATION

Kelso is perhaps the most attractive town in The Borders with its 12th century abbey, cobbled square and bustling Town Centre offering a good variety of shops and restaurants. The Town draws many visitors throughout the year and has excellent facilities both in the town and the surrounding countryside, including golf, fishing, swimming, curling, walking, horse riding and National Hunt Racing

#### ENTRANCE

Sturdy timber entrance door with secure entry phone system leads into a communal entrance hall with flagstone floor. A carpeted 'Turret' style staircase leads up to the second floor where apartment 3 is situated.

#### HALLWAY

Timber entrance door leads into a warm and welcoming fully carpeted hallway with entry phone. Hatch to attic.

#### LOUNGE/KITCHEN

17'7" x 12'8"

A well proportioned room with triple sash windows to the front allowing for lots of natural light and enjoying delightful views over the cobbled square. The kitchen area is presented in contemporary style with a good range of shaker style wall and base units with polished granite effect worktops and ceramic tiled splashbacks. Integral 'Beko' appliances include stainless steel oven and grill with four ring ceramic hob over and chimney style extractor hood above, fridge/freezer and washing machine. Large double built-in storage cupboard housing the electricity meters provides excellent storage. Two wall mounted storage heaters with decorative timber radiator covers. Ample power points

#### DOUBLE BEDROOM

9'9" x 9'7"

A good sized double bedroom situated to the rear of the property. Double built in mirrored wardrobes provides excellent hanging and shelved storage with further cupboard housing the hot water tank. Electric Heater. Ample power points.

#### BATHROOM

9'1" x 5'6"

Extremely stylish and contemporary fully tiled bathroom with white three piece suite comprising wc, paneled bath with "Mira Sport" power shower over with shower screen to side and pedestal sink. Wall mounted heated towel rail. Under floor heating.

#### COUNCIL TAX BAND

Band A

#### ENERGY PERFORMANCE RATING

D

#### LANDLORD REGISTRATION NUMBER

105182/355/16181

#### SERVICES

Mains gas, electricity, water and drainage. Electric Central Heating.

#### ADDITIONAL INFORMATION

Rent £400 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. 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.