

LEGAL
HASTIN & S
BORDERS COUNTRY LETS
4 Elwartlaw Farm Cottage



4 Elwartlaw Farm Cottages
Duns, TD10 6UH

£795 Per Month



Set amidst beautiful open countryside with far reaching views, this fully renovated cottage offers an enviable home in the country, yet only a few miles from Kelso, Duns and Coldstream

Having undergone a full programme of refurbishment in recent years, the interiors are smart and contemporary, providing easy low maintenance living in a traditional building

Lounge, Kitchen, Three Bedrooms, Shower/Bathroom, Cloakroom,

Landlord RegistrationNo. 23360/355/08470
EPC Band B

LARN2504002



Set amidst beautiful open countryside with far reaching views, this fully renovated cottage offers an enviable home in the country, yet only a few miles from Kelso, Duns and Coldstream

LOCATION

Greenlaw is a very well appointed Berwickshire village set on the banks of the Blackadder Water and is known for its distinctive red sandstone buildings.

- Amenities: The village is well served with a local pub/restaurant, convenience store, medical practice and pharmacy
- Schooling: Greenlaw has its own primary school and is in the catchment area for Berwickshire High School, Duns (7 miles)
- Population: Approximately 620
- Transport connections: Greenlaw lies around 40 miles south of Edinburgh on the A697. Local train connections include the East coast rail-line at Berwick Upon Tweed (20 miles) and the Waverly line at Tweedbank (25 miles)

ACCOMMODATION SUMMARY

Lounge, Kitchen, Shower, Cloakroom, Three Bedrooms

ACCOMMODATION

Having undergone a full programme of refurbishment in recent years, the interiors are smart and contemporary, providing easy low maintenance living in a traditional building

With good attention to detail and quality fixtures, the accommodation offers good proportions. The light filled lounge to the front commands a super view and features a cosy log burning stove. Extending to the rear a hallway gives access to a very smart kitchen, shower room and separate cloakroom. A rear door connects directly to the gardens and private parking.

The third bedroom lies on the ground floor, and offers a good double room or dining room if preferred whilst bedrooms one and two extend off a small first floor landing, both spacious rooms with elevated open outlooks

EXTERNAL

Private parking lies to the side and rear of the cottage with a neat lawned garden extending beyond

COUNCIL TAX BAND

Band B

ENERGY PERFORMMANCE RATING

Band D

LANDLORD REGISTRATION NUMBER

23360/355/08470

SERVICES

Mains Electricity, Water & Drainage. Oil Fired Central Heating.

ADDITIONAL INFORMATION

Rent £795 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.

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