



2 Bow Windows Main Street East End
Chirnside, TD11 3XX

£675 Per Month



2 bed



1 public



2 bath



APPLICATIONS CLOSING 12 NOON FRIDAY 31ST JULY

pretty, renovated semi detached cottage with raised private rear garden.

Accommodation - Breakfasting Kitchen, Lounge, Shower Room, Two Double Bedrooms and Bathroom

Landlord Registration No. 1805819/355/25062
EPC - Band E

LARN 2504002



APPLICATIONS CLOSING 12 NOON FRIDAY 31ST JULY

2 Bow Windows is situated in a particularly pretty stone building, recently converted to provide a very well appointed semi-detached cottage. The cottage provides a well-equipped interior with a clever design feature of a suspended walk way on the first floor which gives access to the private and sheltered rear garden.

LOCATION

Chirnside is a scenic Berwickshire village, set in an elevated position commanding open views towards The Cheviots in the south.

- Amenities: The village benefits from an excellent range of daily amenities including a local Coop, Newsagents and Post Office, village pub, garage and takeaway.
- Schooling: There is a primary school in the village and is in the catchment area for Berwickshire High School at nearby Duns
- Population: a population of approximately 1700
- Transport Connections: The village lies approximately forty miles south east of Edinburgh, with easy access to the A1 allowing easy travel both north and south. Local train connections on the main East Coast rail-line are available at Reston (5 miles) and Berwick-upon-Tweed (10 miles away) Local public transport services provide regular connections to neighbouring towns and villages

What3words ///juror.corrosive.topped

ACCOMMODATION SUMMARY

Breakfasting Kitchen, Lounge, Shower Room, Two Double Bedrooms and Bathroom

ACCOMMODATION

The ground floor is centred around a cosy and homely lounge; a well-proportioned room featuring an inglenook fireplace housing a log burning stove. Off this room lies a bright and airy modern kitchen plus a freshly presented shower room with tiled surrounds and good built in storage.

An open staircase from the lounge leads to the upper floor hosting two double bedrooms with open rooftop views, an additional well equipped bathroom plus the access way to the gardens.

EXTERNAL

Externally the raised rear garden provides a sunny and sheltered spot with good privacy; fully enclosed and largely laid to lawn with scope to landscape further if desired. A pedestrian walk way extends along the rear of the building at ground floor level.

COUNCIL TAX

Band B

ENERGY PERFORMANCE RATING

Rating E

LANDLORD REGISTRATION NUMBER

1805819/355/25062

SERVICES

Mains water, electricity and drainage. Double glazing. Partial electric heating plus log burning stove

ADDITIONAL INFORMATION

Rent £675 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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