

HASTIN & S

LEGAL
BORDERS COUNTRY LETS



Apt 5 19 The Square
Kelso, TD5 7HH

£480 Per Month



1 bed



1 public



1 bath



Well presented third floor attic apartment
enjoying a highly convenient town centre
location.

Communal Entrance, Lounge/Kitchen, Double
Bedroom and Bathroom

Landlord Registration No. 369835/355/22031
EPC - D

LARN1903091



Apartment 5, 19 The Square is a converted attic apartment enjoying a convenient central location. The property is presented in neutral tones throughout.

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

ACCOMMODATION

Sturdy timber entrance door with glazed transom over and secure entry phone system leads into a communal entrance hall with flagstone floor. A carpeted 'Turret' style staircase with window to the rear leads up to the third floor where Apartment 5 is situated.

A bright and well presented living area with sash window to the rear. The kitchen area incorporates a good range of shaker style wall and base units with granite effect work tops, tiled splashbacks. Integrated appliances include stainless steel oven and grill with hob over and chimney style extractor hood above, fridge/freezer and washing machine. The bedroom is a well proportioned double room situated to the front of the building with dormer window commanding a pleasant outlook over the Town Centre. Double built-in wardrobes house the electric meters and also provide excellent hanging and shelved storage with shelved alcove to one side. The bathroom is fully tiled with a white three piece suite comprising wc, panelled bath with shower over with shower screen to side and wash hand basin set into vanity storage unit.

MEASUREMENTS

Lounge/Kitchen 4.53m x 3.98m

Bedroom 3.67m (max) x 2.96m

Bathroom 3.86m (max) x 1.57m

COUNCIL TAX

BAND A

ENERGY PERFORMANCE RATING

Band D

LANDLORD REGISTRATION NUMBER

369835/355/22031

SERVICES

Mains electricity, water and drainage

ADDITIONAL INFORMATION

Rent £480 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through Homelet Referencing. One pet may be considered by the landlord subject to the appropriate permission being granted and payment of a higher deposit. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises. Sorry, no pets.

Viewings strictly by appointment with Borders Country Lets on 01573 229887. Please note that an application form must be completed before a viewing is arranged - <https://hastingslegal.co.uk/lets/rental-viewing-application>.

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