33 High Croft
Kelso, TD5 7NB

£895 Per Month

3 bed

1 public

1 bath

This spacious three-bedroom semi-detached house is situated in a popular and established residential area, offering well-presented and comfortable accommodation. Recently refurbished throughout, the property has been finished to a high standard.

Lounge, Kitchen, 3 Double Bedrooms, Shower Room

Landlord Registration No. 1796561/355/29012
EPC Band D

LARN2504002

HASTINGS LEGAL
BORDERS COUNTRY LETS

01573 229 887 • lines open until 10pm
www.hastingslegal.co.uk

This spacious three-bedroom semi-detached house is ideally situated in a popular and established residential area, offering well-presented and comfortable accommodation. Recently refurbished throughout, the property has been finished to a modern standard and benefits from new double glazing, a newly fitted kitchen and shower room, fresh decoration and new flooring throughout.

LOCATION

Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience.

• Amenities: The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade.

• Schooling: Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families.

• Population: As one of the Borders' most sought-after towns, Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities.

• Transport Connections: The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

ACCOMMODATION SUMMARY

Lounge, Kitchen, 3 Double Bedrooms, Showerroom

ACCOMMODATION

The property features a bright and spacious lounge, providing a welcoming and comfortable living space. The modern fitted kitchen offers a good range of contemporary units and comes equipped with a Cookmaster Leisure seven-burner double-oven cooker, fridge freezer and a useful utility cupboards housing the washing machine. The modern shower room is fitted with a shower enclosure, WC, wash hand basin and vanity unit. A spacious double bedroom is conveniently located on the ground floor to the rear of the property, while the first floor provides two further generously sized double bedrooms.

EXTERNAL

Externally, the property benefits from a small front garden and a fully enclosed rear garden, providing a pleasant private outdoor space.

Please note the driveway and garage to the side do not belong to this property.

COUNCIL TAX BAND

Band C

ENERGY PERFORMANCE CERTIFICATE

Band D

LANDLORD REGISTRATION NO

1796561/355/29012

SERVICES

Mains Gas, Electricity, Water and Drainage.,

ADDITIONAL INFORMATION

Rent £895 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.

Viewings strictly by appointment with Borders Country Lets on 01573 229887.

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