



45 Main Street
Heiton, TD5 8JR

£750 Per Month



2 bed



2 public



1 bath



Lovely detached bungalow sitting in an elevated position with garden to the front and rear and ample parking.

Livingroom, Kitchen, Sun Room, 2 Double Bedrooms, Bathroom

Landlord Registration No. 126259/355/27430
EPC - F

LARN2504002



45 Main Street, Heiton is a lovely detached bungalow sitting in an elevated position set back from the main road. The property has gardens to the front and rear with ample parking.

LOCATION

Heiton is a charming village, lying approximately 2 miles from the town of Kelso. The area is exceptionally well connected via the A698, with easy links to Edinburgh and Newcastle, as well as nearby towns Kelso and Jedburgh.

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders as a result. There is an excellent selection of independent and major retailers, all centred around the picturesque cobbled square.

ACCOMMODATION SUMMARY

Livingroom, Kitchen, Sun Room, 2 Double Bedrooms, Bathroom

ACCOMMODATION

The front door enters into an entrance vestibule which leads into the hallway. The living room is a well-proportioned, light-filled space featuring a large front-facing window and a tiled fireplace with hearth, creating a charming focal point. The kitchen is fitted with a range of base and wall units, offering ample storage, and includes an integrated oven and hob, with space provided for a washing machine. Adjacent to the kitchen is a sunroom providing flexible living space and direct access to the rear garden. The main bedroom is a bright and spacious double room situated to the front of the property, while a second generously sized double bedroom is located at the rear. The bathroom is also

positioned to the rear and comprises a WC, vanity unit with wash hand basin, and a shower enclosure.

EXTERNAL

The property enjoys garden to the front, side and rear. The front garden is laid to lawn and enhanced by mature shrubs and trees, offering an attractive and private outlook. To the rear, there is ample off-street parking along with multiple garden sheds, providing excellent storage.

COUNCIL TAX BAND

Band D

ENERGY PERFORMANCE CERTIFICATE

Band

LANDLORD REGISTRATION NO

126259/355/27430 and 126267/355/27570

SERVICES

Mains water, drainage and electricity. Electric Storage and Panel Heaters.

ADDITIONAL INFORMATION

Rent £750 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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