



6 Eden Road
Kelso, TD5 7QG

£850 Per Month



2 bed



2 public



1 bath



6 Eden Road is a charming stone-built end terrace cottage situated in a delightful village setting in Ednam, just a few miles from Kelso. This well-presented home boasts a conservatory to the rear, private gardens and a generously sized summer house.

Accommodation - Lounge, Dining area, Kitchen, Conservatory, Bathroom. Master Bedroom with Dressing Room, Double Bedroom

Landlord Registration No. 1783584/355/19062
EPC - Band E

LARN2504002



6 Eden Road is a charming stone-built end terrace cottage situated in a delightful village setting in Ednam, just a few miles from Kelso. The well-appointed accommodation features a lovely conservatory at the rear, with access to extensive, private gardens beyond, along with a generously sized summer house—perfect for relaxing or entertaining.

LOCATION

The village of Ednam lies two miles north of Kelso on the B6461 and is situated by the River Eden. Facilities include a primary school, newly built village hall and church. The nearby town of Kelso has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with Tweed fishing, National Hunt racing and walking in the nearby Cheviot Hills.

ACCOMMODATION SUMMARY

Livingroom with separate dining area, Kitchen, Conservatory, Bathroom, Two Double Bedrooms, one with adjoining dressing room/home office.

ACCOMMODATION

A part-glazed entrance door opens into the hallway, where a carpeted staircase leads to the upper floor. The bathroom, accessed from the hallway, is fitted with a modern white suite and features a shower over the bath. The lounge is a well proportioned room with a large front-facing window that allows plenty of natural light and offers a pleasant view of the front garden. A partition wall at the rear of the lounge creates a separate dining area. The kitchen is located at the rear of the property and is equipped with a stylish range of modern wall and base units, complemented by wood-effect worktops and splashbacks. Built-in appliances include a hob with an oven below and an extractor hood above. There is also space for a washing machine and fridge/freezer. The conservatory is accessed off the kitchen giving an ideal space to relax. The carpeted staircase, with a timber handrail and spindle banister, leads to a spacious first-floor landing featuring a large Velux window at the front, ensuring ample natural light. A built-in cupboard houses the central heating boiler. The master bedroom, with windows to the front, includes a useful spacious dressing room to the rear. A further double bedroom is located at the rear of the property, with a window overlooking the garden.

EXTERNAL

The front garden is enclosed and laid to lawn, bordered by shrubs. At the rear, there is a fantastic summer house equipped with power, along with a convenient WC and shower facility. The extensive garden is fully enclosed and features a charming seating area outside the summer house, which leads onto a lawned space with fruit trees and an additional enclosed area at the bottom with a garden pond. A gate at the bottom of the garden provides direct access to the village play park. Ample on-street parking is available.

COUNCIL TAX

Band B

ENERGY PERFORMANCE RATING

Band E

LANDLORD REGISTRATION NO.

1783584/355/19062

SERVICES

Mains water, gas, electric and drainage. Double glazing. Gas central heating.

ADDITIONAL INFORMATION

Rent £850 per calendar month, plus council tax & utilities. A deposit of £1275 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.

The property is shown as previously staged and wall colours may change as paintwork is being refreshed. The polytunnel in the garden is not included in the rental and will be removed.

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>. 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.

LARN2504002