



Rodel Jedburgh Road
Kelso, TD5 8AZ

£575 Per Month



Detached Two bedroom bungalow enjoying
fantastic views over Kelso.

Entrance Vestibule, Hall, Living Room, Dining
Kitchen, Two Double Bedrooms (Master with En-
Suite Shower Room), Family Bathroom

Landlord Registration No. 249863/355/07321
EPC E

LARN1903091



Rodel is a detached two bedroom house in a quiet tucked away location with simply stunning views over the town including Floors Castle, the Old Bridge and the Tweed at the Junction Pool with picture windows overlooking the garden and taking advantage of the views.

ENTRANCE

Set well back off the Jedburgh Road at Maxwellheugh and a short walk from the town centre the property is in a tucked away location enjoys good privacy and sheltered by with high fencing to the front. A gated entrance with steps and path leads to the side entrance with a part-glazed timber door to the entrance vestibule. Garden light and outside light at entrance.

ACCOMMODATION LIST

Entrance Vestibule, Entrance Hall, Livingroom, Dining Kitchen, Master Bedroom with Ensuite Shower Room, Bedroom 2, Family Bathroom

ACCOMMODATION

Entrance hall with fifteen pane glazed door to hall fitted with attractive wood effect flooring this bright spacious hall includes a useful hall cupboard with coat hanging, central heating controls and further shelved cupboard with internal light. The livingroom is bright and spacious and benefits from great views over the garden from the square bay window with further window top side. The room includes a feature fireplace with electric coal effect fire set on a polished stone hearth with a timber mantel over. The kitchen is situated at the far end of the hall, again with fantastic views with French doors out to the patio and views over the garden to the Old Bridge and other sights. Fitted cream units with pewter handles and beech block worktops with tiled splash backs. Integral oven with four ring hob and chimney style hood over. Sink with drainer and under unit space for

dishwasher and further under unit space at the far end for a washing machine and tumble dryer.

The master bedroom is a good sized double room with a useful ensuite showerroom. The second bedroom is also a double room. The family bathroom is fitted with a modern white suite inc bath with shower attachment and rail for shower curtain over, pedestal sink with mirror and glass shelf over and slimline dual flush wc.

EXTERNAL

A picket gate with steps leads to the back garden with paved sitting area, pebbled patio, greenhouse and bin storage with further garden store to side. The front garden has good privacy and established planted borders with deep beds and shrubs cleared at the foot to take advantage of the millennium view to the Kelso Bridge. Garden pond feature with stone seat and bird bath. Patio with decked area and path and side storage.

COUNCIL TAX BAND

Band E

ENERGY PERFORMANCE CERTIFICATE

E

LANDLORD REGISTRATION NUMBER

249863/355/07321

SERVICES

Mains gas, electricity, water and drainage.

ADDITIONAL INFORMATION

Rent £575 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 and pets may be considered by prior arrangement with the landlord.