

HASTIN & S

LEGAL
BORDERS COUNTRY LETS



Apt 6 19 The Square
Kelso, TD5 7HH

£595 Per Month



2 bed



1 public



1 bath



Two Bedroomed Town Centre Apartment forming part of a traditional building with pleasant outlooks over the Town's Cobbled Square.

Communal Entrance Stairwell, Entrance Hall extending into Hall, Open plan Lounge & Kitchen, Rear Hall, Two Double Bedrooms and Bathroom.

Landlord Registration Number - 369835/355/22031
EPC D

LARN1903091



Apartment 6, 19 The Square is a two bedroom upper apartment forming part of an attractive and traditional town centre building. This well proportioned accommodation overlooks the cobbled town centre.

LOCATION

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. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. 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.

ENTRANCE

A traditional timber entrance door leads off from the ground floor into a communal turned staircase leading up to Apartment 6 on the top floor.

ACCOMMODATION

A timber entrance door opens into a carpeted entrance hall with excellent storage provided by the double built in cupboards, one of which houses the central heating boiler. The entrance hall extends into a bright and airy hall which could be utilised as a dining hall or office area. A small staircase with spindled banisters leads down to a rear hall with part combed ceilings and which allows access to the bedroom accommodation.

The lounge is situated to the front of the property with part combed ceilings and a dormer window enjoying outlooks over the town centre. The newly fitted open plan kitchen to the rear of the lounge enjoys lots of natural light with a large skylight window giving partial views towards Floors Castle in the distance. Two double

bedrooms are situated to the rear of the property. The bathroom is fitted with a white suite consisting of WC, washhand basin and bath with electric shower over. New wet wall paneling and shower screen have been fitted.

MEASUREMENTS

LOUNGE 4.60M X 4.43M (MAX) (15'0" X 14'5")
KITCHEN 2.73M X 2.63M (MAX) (8'9" X 8'6")
BEDROOM ONE 3.08M X 3.01M (10'1" X 9'8")
BEDROOM TWO 3.63M X 2.49M (11'9" X 8'1")
BATHROOM 2.23M X 2.51M (7'3" X 8'2")

LANDLORD REGISTRATION NUMBER

369835/355/22031

COUNCIL TAX

Band A

ENERGY PERFORMANCE RATING

D

SERVICES

Mains gas, electricity, water and drainage. Gas Central Heating.

ADDITIONAL INFORMATION

Rent £595 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.

Viewing by appointment with Borders Country Lets.

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