



11 Belmont Place  
Kelso, TD5 7JB

£750 Per Month



Charming townhouse recently upgraded throughout and situated centrally within the Town with a range of facilities on the doorstep.

Hallway, Kitchen with Dining Area, Master Bedroom, Bathroom, Second Bedroom and Lounge.

Landlord Registration No 12127/355/24460  
EPC D

LARN1903091





Belmont Place is quietly tucked away from Kelso town centre, nestled between the Abbey and St Andrews Church, with the River Tweed just a short walk away. Number eleven is an attractive townhouse which has been carefully upgraded over its three floors, making it a highly desirable property with a thoughtful combination of traditional and contemporary.

#### 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.

#### ACCOMMODATION

Flanked by a beautiful climbing rose and herbaceous planting, the front entrance is attractive, inviting you into a bright hallway that doglegs from the front to the back. The carpeted staircase rises up to the two upper floors above while the back door opens to the modest courtyard. Fitted laminate flooring extends from the hallway into the kitchen and dining area. The kitchen has a luxurious feel, wrapping around the space with dark blue doors, tiled splashbacks, white countertops, electric hob and white ceramic sink with chrome mixer tap. A spacious dining area sits to the front of the room. The stairwell is bright and flowing, with storage cupboards on the ground and top floors, together with windows on the half landings which floods the space with natural light. The first-floor master bedroom has two windows, with storage below, that look out to the church square and has a traditional feel with picture rail, cornicing and press cupboard. Also on this floor is the contemporary bathroom with a white stylish suite, rainfall shower head over the 'L' shaped bath, pastel blue vanity sink unit with floating blue storage cupboard beside, heated towel rail and textured tiled surrounds. The top floor hosts the lounge, with the windows giving an elevated glimpse of the Rennie Bridge and River Tweed. The fitted fireplace has an electric stove, black granite hearth, tiled back and oak wood surround, while the under-window cupboards and traditional press provide useful storage. The second double bedroom has a window looking out to the rear courtyard light well, whilst a good sized airing cupboard in the hallway provides additional storage options.

#### ACCOMMODATION LIST

Hallway, Kitchen with Dining Area, Master Bedroom, Bathroom, Second Bedroom and Lounge.

#### MEASUREMENTS

Hallway 4.12m x 1.86m  
Kitchen 2.30m x 1.93m  
Dining Area 3.69m x 3.61m  
Bedroom One 4.95m x 3.56m  
Bathroom 2.67m x 1.89m  
Lounge 4.96m x 3.65m  
Bedroom Two 3.06m x 1.92m

#### EXTERNAL

A pretty cobbled area lies to the front of the property which provides a lovely space to enjoy the attractive surroundings. The rear courtyard is a tranquil space to sit and relax, with powder blue painted timber shed and a matching planter placed on new timber decking.

#### COUNCIL TAX

Band B

#### ENERGY PERFORMANCE CERTIFICATE

Rating D

#### LANDLORD REGISTRATION NUMBER

12127/355/24460

#### SERVICES

The property has Mains Water, Electricity, Gas & Drainage. Gas central heating.

#### 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.