



## 2 Synton Parkhead Cottages Selkirk, TD7 4PB

£595 Per Month



3 bed



1 public



1 bath



2 Synton Parkhead Cottages is an immaculately presented, traditional three-bedroom stone-built cottage, peacefully situated in a picturesque rural setting.

Accommodation - Entrance hall, Lounge, Fitted Kitchen, Bedroom 3/Dining room, Two Double Bedrooms, Bathroom

Landlord Registration No. - 98175/355/04200  
EPC - Band E

LARN2504002





#### LOCATION

Synton is a peaceful and charming hamlet nestled in the rolling countryside of the Scottish Borders. Conveniently located just off the A7, it offers easy access to Selkirk, Hawick and other nearby Borders towns, with excellent transport links including the X95 bus to Edinburgh and Carlisle, and rail connections from Galashiels and Tweedbank. The area is also well known for its wide variety of countryside walks, cycling, superb fishing and its excellent horse riding country surrounded by rolling hills close to the largely undiscovered Ettrick and Yarrow valleys providing some of the most glorious scenery in the Borders.

#### ACCOMMODATION SUMMARY

Entrance hall, Lounge, Fitted Kitchen, Bedroom 3/Dining room, Two Double Bedrooms, Bathroom

#### ACCOMMODATION

Benefiting from extensive recent upgrades, 2 Synton Parkhead Cottages is a beautifully presented three-bedroom stone-built cottage set in a tranquil rural location, approximately 7 miles from the bustling town of Selkirk. This traditional stone built mid terraced cottage sits in an idyllic spot; with pond and rolling fields to the front, and enclosed garden to the rear - perfect for those seeking a blend of traditional character and modern comfort in the heart of the Scottish Borders countryside.

Internally, the property is arranged over two levels and hosts entrance hall, spacious lounge with an open fire providing a lovely focal point, stylish newly fitted kitchen, versatile third bedroom/dining room on the ground floor, two well-proportioned double bedrooms and contemporary family bathroom on the first floor. The property has been freshly redecorated throughout, with new carpeting adding to the fresh, move-in-ready appeal.

#### EXTERNAL

An enclosed lawned garden lies to the front. The garden to the rear is laid mainly to lawn with a gravelled patio area. Garden Shed. Coal/log store. Parking for 2 cars.

#### COUNCIL TAX

Band A

#### ENERGY PERFORMANCE CERTIFICATE

Band E

#### LANDLORD REGISTRATION NUMBER

98175/355/04200

#### SERVICES

Oil fired central heating, double glazing. Mains water and private drainage. Mains electricity.

#### ADDITIONAL INFORMATION

Rent £595 per calendar month, plus council tax & utilities. A Deposit of £895 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. Sorry, pets are not permitted in this property.

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.

LARN2504002