



65 The Linn  
Kelso, TD5 8EY

£475 Per Month



Nicely presented first floor flat with spacious accommodation and excellent storage.

Entrance Hall, Lounge, Kitchen, 2 Double Bedrooms and Bathroom. Shared Drying Green.

Landlord Reg No. 08852/355/10570  
EPC D

LARN1903091



Comfortable first floor apartment offering bright, spacious accommodation. The property benefits from excellent storage throughout and is situated within an established residential area on the edge of town, with pleasant open outlooks to the front and ample parking.

#### LOCATION

Kelso is perhaps the most attractive town in The Borders with its 12th century abbey, cobbled square and bustling Town Centre offering a good variety of shops and restaurants. The Town draws many visitors throughout the year and has excellent facilities both in the town and the surrounding countryside, including golf, fishing, swimming, curling, walking, horse riding and National Hunt Racing

#### ENTRANCE

A shared staircase leads up to the first floor where number 65 is situated. A rear door on the ground floor allows access directly in the shared drying area.

#### ACCOMMODATION

The spacious and bright entrance hall with large window to the front provides excellent storage with two built in cupboards, a third cupboard houses the central heating boiler. The well proportioned Lounge/diningroom is a bright and airy room with double aspect windows to front and further window to the rear affording a good open outlook and plenty of light. The kitchen, which can be accessed from the hallway or the diningroom, is fitted with a range of base and wall units with integrated hob and oven. Washing machine and fridge. Further space for dishwasher and tumble dryer. The two bedrooms are good sized double rooms, both benefiting from built in wardrobe storage. The bathroom is fitted with an attractive modern white three piece suite comprising WC, wash hand basin and bath with power shower over.

#### MEASUREMENTS

Lounge/Diningroom 5.52m x 3.55m  
Kitchen 4.11m x 1.90m  
Bedroom One 4.42m x 2.84m  
Bedroom Two 3.94m x 2.59m  
Bathroom 1.97m x 1.68m

#### EXTERNAL

To the rear is a shared drying area mainly laid to patio with lawned area extending beyond and paved path allowing direct access into the communal play park to the rear.

#### COUNCIL TAX

Band A

#### ENERGY PERFORMANCE CERTIFICATE

D

#### LANDLORD REGISTRATION NUMBER

08852/355/10570

#### SERVICES

Mains gas, electricity, water and drainage. Double glazed. Gas central heating (combi boiler).

#### ADDITIONAL INFORMATION

Rent £475 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. One small pet may be considered. Photographs as previously staged.

#### VIEWING

Viewing by appointment through Borders Country Lets, 30 Woodmarket, Kelso, TD5 7AX. Tel 01573 229887/229889. Lines open till 10pm 7 days a week.