



Upper Coach House  
Minto, TD9 8SB

£825 Per Month



3 bed



1 public



1 bath

Upper Coach House offers charming accommodation set within a stunning parkland estate, with beautiful outlooks. The first floor converted stable boy apartment hosts large living room, kitchen with pantry, three double bedrooms, a family bathroom and storage throughout, with a garage below, with the benefit of a private courtyard garden.

Landlord Registration No. 1150209/230/06121 (?)  
EPC E

LARN 1903091





Set within the former grounds of Minto Mansion House, this three bedroom apartment has been sympathetically modernised and enjoys a beautiful location. While incredibly peaceful, amenities and facilities are all close to hand; with Denholm providing an excellent selection of independent shops, and further towns of Jedburgh and Hawick just a short drive and offering larger stores and transport links.

#### LOCATION

Minto is a much sought after Borders location – set just past the popular village of Denholm and surrounded in glorious countryside, the Minto Hills offer some of the best views in the Borders. Local landmarks include Ruberslaw, an extinct volcano lying south of Denholm, and the Local Estate with excellent walks and woodlands including the landmark recently restored tower known as Fatlips Castle.

Minto is a mile or so from the thriving village of Denholm with its local shops, village pubs, bistro, garage and village Primary School, with Secondary Schools at Hawick or Jedburgh and Private Schooling at St Mary's in Melrose. The area offers excellent opportunities for horse riding and walking in the surrounding hills and woodlands, while the 18-hole Minto Golf Course is on your doorstep and one of the best in the Borders.

#### ACCOMMODATION SUMMARY

Entrance & Stair, Hallway, Living & Dining Room, Kitchen & Pantry, Three Double Bedrooms, Bathroom, Storage, Garage & Courtyard Garden.

#### ACCOMMODATION

Enjoying a quiet tucked away location and set within the magnificent grounds of Minto Estate at Craigmount this former coach house has been stylishly refurbished and fitted with new carpets, modern heating, new fitted kitchen and decorated throughout. Entering off the carpeted staircase, the property includes three double bedrooms and a spacious open-plan dining lounge with dual aspect windows and newly fitted kitchen with larder store off. Appliances include new cooker, washing machine and fridge. Garage, parking and

excellent storage within this historic traditional property. Modern electric heating. Secondary glazing.

#### MEASUREMENT

Hallway: 7.00m x 2.82m

Lounge: 5.86m x 5.08m

Kitchen: 3.21m x 2.27m

Bedroom 1: 5.19m x 3.23m

Bedroom 2: 4.35m x 3.22m

Bedroom 3: 4.13m x 2.52m

Bathroom: 2.23m x 2.05m

Garage: 5.10m x 3.30m

All measurements are approximate

#### EXTERNAL

Private garage and enclosed Courtyard garden.

#### COUNCIL TAX BAND

Band B

#### ENERGY PERFORMANCE CERTIFICATE

Band F

#### LANDLORD REGISTRATION NUMBER

Applied for

#### SERVICES

Mains electric, water and drainage. Electric heating.

#### ADDITIONAL INFORMATION

Rent: £825 per calendar month plus Council Tax and Utilities. A one month 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. Available unfurnished. No smoking allowed on the premises.

Viewings strictly by appointment with Borders Country Lets on 01573 229887.

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