



Wooden View Eckford
Kelso, TD5 8LG

£1,400 Per Month



Wooden View is an extensive detached bungalow offering flexible living space with a choice of public rooms and four comfortable bedrooms. The property benefits from wrap around gardens, private parking as well as useful garage and workshop space.

Entrance Vestibule, Hallway, Lounge, Sun Room, Fitted Kitchen/Dining Room, Utility Room, Four Bedrooms, Bathroom and Shower Room.

Landlord Reg No. 526702/355/11072
EPC - D

LARN1903091



Wooden View is an extensive detached bungalow in an well-established plot, offering flexible living space with a choice of public rooms, four comfortable bedrooms and excellent in-built storage. The level and colourful gardens wrap around the bungalow, allowing for plenty of private parking as well as useful garage and workshop space. Ideally suiting a family or those requiring additional space to work from home, the property is set in the charming village of Eckford mid-way between Kelso and Jedburgh, offering a lovely rural location yet within easy reach of Town shops and amenities.

LOCATION

Most Border towns are readily accessible from this popular village location. Plentiful road links make Eckford readily accessible to most Border towns, including the A68, five miles away, which links Edinburgh to Newcastle, both of which have international airports.

The A1 at Berwick-upon-Tweed is only twenty-seven and a half miles away where a mainline railway serves the whole UK East Coast, with trains to London taking around four hours. The new Borders Railway, lying only seventeen and a half miles away at Tweedbank, has a regular train service running to Edinburgh and taking around 55 minutes. Eckford is also conveniently placed on the Kelso to Hawick bus route. (All times and distances are approximate.) The catchment for schooling is Morebattle Primary and Kelso High School, with private education available at Longridge Towers near Cornhill on Tweed or St Mary's Preparatory School in Melrose.

ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Lounge, Sun Room, Fitted Kitchen/Dining Room, Utility Room, Four Bedrooms, Bathroom and Shower Room.

ACCOMMODATION

The property is entered through a spacious vestibule which leads into a central hall with all accommodation off. The lounge is a well proportioned room with large window over looking the garden and a door off the lounge enters into a fantastic bright, spacious sun room. The kitchen/dining room is fitted with range of base and wall units and ample space for dining. A door from the kitchen leads to the rear vestibule and utility room which is fitted with further base and wall units and a built in cupboard. The main bedroom is quietly located at the rear and fitted with built in furniture providing great storage. Three further double bedrooms. The family bathroom is fitted with a corner bath and the shower room comprises easy access shower cubicle, WC and worktop with sink and ample storage below.

MEASUREMENTS

Lounge 5.31m x 4.75m
Sun Room 6.20m x 3.68m
Kitchen/Dining Room 5.31m x 4.75m
Bedroom 1 4.19m x 2.69m
Bedroom 2 3.38m x 2.92m
Bedroom 3 3.61m x 2.90m
Bedroom 4 3m x 2.51m

EXTERNAL

There is an externally accessed garage to the front of the property. The garden to the front is laid to lawn with mature borders and shrubs. and there is a further sheltered patio area to the side of the property . A detached garage (not accessible for vehicles) lies to the rear providing useful additional storage or workshop space.

There is a right of access through painted gates to the rear, leading to a minor road.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///bluffing.campers.icons](https://www.what3words.com/#!/bluffing.campers.icons)

COUNCIL TAX

Band E

ENERGY PERFORMANCE RATING

Band D

LANDLORD REGISTRATION NO.

526702/355/11072

SERVICES

Mains Electricity and Water. Septic Tank. Oil Fired Central Heating.

ADDITIONAL INFORMATION

Rent: £1, 400 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. One pet may be considered subject to payment of a higher deposit.

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

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