



51 Washington Avenue
Kelso, TD5 7FA

£925 Per Month



3 bed



2 public



1 bath

51 Washington Avenue is a perfect family home; situated in a popular residential area, conveniently located within walking distance of both primary and secondary schools.

Hallway, Lounge, Dining Kitchen, Cloakroom, Three Bedrooms and Family Bathroom. Private Parking. Enclosed Garden.

Landlord Registration No. 1554122/355/07032
EPC - B

LARN1903091



Positioned towards the edge of Town, 51 Washington Avenue is a perfect family home; situated in a popular residential area, conveniently located within walking distance of both primary and secondary schools. Built by highly reputable Kelso firm, M & J Ballantyne, the property has been finished to an excellent specification with quality finishing's throughout. The property is presented in move-in condition while the exterior boasts private parking for two vehicles and a family friendly, fully enclosed garden.

No doubt a popular choice so well placed for amenities and transport links, this sought after residential area is a firm favorite with families and retirees alike.

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.

HIGHLIGHTS

- Excellent location for amenities
- Neutral décor throughout
- Well-proportioned accommodation
- Excellent outdoor space including off street parking
- Walking Distance of Primary and Secondary Schools
- Stylishly Presented
- Three Bedrooms

ACCOMMODATION SUMMARY

Hallway, Lounge, Dining Kitchen, Cloakroom, Three Bedrooms and Family Bathroom. Private Parking. Enclosed Garden.

ACCOMMODATION

Upon entering the property, the entrance hall is warm and welcoming and features a carpeted staircase extending to the upper floor. A useful ground floor facility is provided by the downstairs cloakroom which is situated off the hallway. The lounge to the front is well proportioned, with the feeling of space further enhanced by the excellent levels of natural light thanks to the large front facing windows and neutral decor. Extending to the rear and with an outlook over the garden is the fabulous dining kitchen; a perfect space for family or social gatherings with plenty of room for dining table and chairs and patio doors allow direct access to the rear garden. The kitchen itself has been fitted with an excellent range of modern style

wall and base units, under unit lighting and attractive splashback. The washing machine and fridge/freezer are available for purchase by separate negotiation.

Carpeted stairs lead to the upper floor where three good sized bedrooms are located, two of which benefit from built in storage. The family bathroom is centrally located and fitted with a three piece suite with shower over the bath.

EXTERNAL

The exterior of the property is equally well kept, with a neat frontage providing off-street parking for two vehicles and a fully enclosed garden to the rear. The fully enclosed rear garden provides a safe haven for children and/or pets and can be accessed via a gate at the side of the property as well as from the dining kitchen.

COUNCIL TAX BAND

Band D

ENERGY RATING

Band B

LANDLORD REGISTRATION NO

1554122/355/07032

SERVICES

Mains water, electric and gas. Double glazing. Gas central heating. Photovoltaic Panels. Electric vehicle charging point to the front. Excellent storage throughout

ADDITIONAL INFORMATION

Rent £925 per calendar month, plus council tax & utilities. A deposit of £1,492.50 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 pet may be considered subject to the payment of a higher deposit.

The washing machine and fridge/freezer are available for a tenant to purchase by separate negotiation.

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 and application form emailed to you. Completing an application form does not guarantee a viewing.

Viewing by appointment with Borders Country Lets.

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