



3A Oven Wynd
Kelso, TD5 7HS

£440 Per Month



First Floor Apartment in Good Central Location.

Communal Entrance, Open Plan Lounge/Kitchen,
Bedroom, Shower Room. Double Glazed. Shared
Rear Yard.

Landlord Registration 500047/355/30052 and
500048/355/30052
EPC - C

LARN1903091



3a Oven Wynd is a conveniently located first floor flat within the centre of Kelso, close to shops and all local amenities.

LOCATION

Kelso, which lies at the meeting point of the Teviot and Tweed Rivers, is a most attractive town with its 12th century abbey and cobbled square. There are excellent educational and recreational facilities both in the town and the surrounding countryside, including golf, fishing, swimming, curling, walking, horse riding and National Hunt Racing.

ENTRANCE

Sturdy timber door leads into a communal entrance with external door to rear providing access into a shared yard. Carpeted stairs with timber handrail lead up to the first floor with the private entrance to number 3A situated on the right.

ACCOMMODATION

Entrance door opens into a small hallway with ceiling light and high level utility meters and fuse board. Doors off to all accommodation. The livingroom is nicely presented featuring timber surround and tiled hearth providing a pleasant focal point. Shelved alcove to side with storage cupboard below. Large double glazed recessed window to front featuring original working shutters and below sill panel heater. Situated to the rear of the livingroom and separated by a breakfast bar, the kitchen has been fitted with a range of white wall and base units with tiled splashbacks and ample worksurfaces. Stainless steel sink with drainer. Freestanding cooker and washing machine. The bedroom features a large recessed double glazed window to front with original working shutters. The showerroom is nicely presented and situated to the rear featuring white suite comprising tiled shower cubicle with electric shower and glazed shower enclosure, WC and pedestal sink.

MEASUREMENTS

Lounge 3.33m X 3.30m
Kitchen 2.68m X 1.78m
Bedroom 3.24m X 2.40m
Shower Room 1.93m X 1.56m

All measurements are approximate and take at widest point.

EXTERNAL

Enclosed shared yard to rear providing useful storage.

SERVICES

Mains water, drainage and electricity. Double Glazed.

ENERGY PERFORMANCE CERTIFICATE

C

LANDLORD REGISTRATION NUMBER

Landlord Registration 500047/355/30052 and 500048/355/30052

ADDITIONAL INFORMATION

Rent £440 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.

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. Completing an application form does not guarantee a viewing. Please note we may have to close the application stage of the process early as we anticipate a high level of interest for this property.

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