



Upper Apartment Abbey Mill House
Jedburgh, TD8 6JQ

£670 Per Month



Striking and historic property benefits a central position for both the town and excellent transport links. The traditional style property forms the upper two levels of the building, with spacious accommodation, period features and charming views.

Entrance Hallway, Dining Kitchen, Living Room, Study/Third Bedroom, Two Double Bedrooms & Bathroom.

Landlord Registration No. 1444464/355/12072
EPC - D

LARN1903091



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LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a great community spirit with a variety of well supported independent shops, restaurants, cafes, a swimming pool & fitness centre is a stone's throw away from the property, Community & Arts Centre and a recently complete state-of-the-art education campus; incorporating nursery to secondary.

The historical Royal Burgh of Jedburgh lies ten miles north of the border with England, and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main East Coast railway line is 35 miles distant at Berwick upon Tweed. Ideal for a commuter lying just off the A68 providing easy travel to further Border towns and recently opened Borders railway.

ACCOMMODATION SUMMARY

Entrance Hallway, Dining Kitchen, Living Room, Study/Third Bedroom, Two Double Bedrooms & Bathroom.

ACCOMMODATION

Set overlooking the Jed Water and adjacent to the Abbey, there is plenty of nearby unrestricted off street parking, with the entrance to the apartment set to the rear of the property. The main door private entrance opens to a stairwell with storage; extending to the apartment accommodation on the first floor. A generously proportioned dining kitchen sits overlooking the town below and allows plenty of space for

entertaining, with the living room set along the hall and a further well-appointed room with a useful study or third bedroom opening off. Two further double bedrooms with in-built storage sit on the upper level, with a fully fitted bathroom

COUNCIL TAX BAND

Band B

ENERGY PERFORMANCE RATING

Band D

LANDLORD REGISTRATION NO,

1444464/355/12072

SERVICES

Mains gas, electric, water and drainage. Gas central heating. Single glazed.

ADDITIONAL INFORMATION

Rent £670 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 pet may be considered by the landlord subject to payment of a higher deposit.

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.

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