



6 Abbotsford Court
Kelso, TD5 7SQ

£750 Per Month



6 Abbotsford Court is a centrally located and easily maintained property situated within a quiet and established cul de sac only a few minutes walk of the town centre.

Lounge, Kitchen, Utility Room, Downstairs WC, Two double bedrooms, Bathroom.

Landlord Registration No. 614385/355/31101
EPC - D

LARN1903091



6 Abbotsford Court is an ideal, centrally located and easily maintained property. Situated within a quiet and established cul de sac the property benefits from being within only a few minutes walk of the town centre. The accommodation throughout is light, airy and of good proportions with excellent built-in storage and enjoys a low maintenance garden to the front and rear.

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.

ACCOMMODATION SUMMARY

Entrance Vestibule, Lounge, Kitchen, Utility Room, Cloakroom, Two Double Bedrooms and Bathroom. Excellent Storage.

ACCOMMODATION

A part glazed entrance door opens into a vestibule with fifteen pane internal door to the entrance hall. The lounge is a nicely proportioned room with front facing windows, under stairs storage cupboard. The kitchen is situated at the rear of the property and is fitted with a good range of modern wall and base units with space for a dining table and chairs. A door opens into the utility room which is a useful facility and allows direct access to the rear garden and downstairs cloakroom which is fitted with a wc and wash hand basin.

A carpeted staircase extends to the upper level hosting a generously sized double bedroom with excellent in-built storage and ample space for free standing furniture. Bedroom two is a further well appointed double room, quietly positioned to the rear and again benefiting from good storage. The bathroom is fully fitted with a four piece bathroom suite

with large modesty window and wet wall panelling to dado height.

EXTERNAL

In addition to the neat low maintenance garden to the front there is also a fully enclosed rear garden with paved patio, lawned area and mature planted borders.

SERVICES

Mains water, electricity, gas and drainage. Gas central heating. Double Glazing.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

LANDLORD REGISTRATION NUMBER

614385/355/31101

ADDITIONAL INFORMATION

Rent: £750 per calendar month plus Council Tax and Utilities. A deposit of one months rent 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.

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.

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

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