



4 Spread Eagle House
Kelso, TD5 7JD

£595 Per Month



2 bed



1 public



1 bath



Delightful, spacious first floor apartment in a convenient central location.

Accommodation - Secure Communal Entrance, Spacious Entrance Hall, Lounge, Kitchen, Two Bedrooms with built-in wardrobes, Bathroom. Secure Courtyard Bin Store.

Landlord Registration No. 12411/355/25070
EPC - Band C

LARN2504002



4 Spread Eagle House is a desirable first floor apartment offering spacious accommodation presented in contemporary neutral tones throughout and enjoying rear views across the old Kelso church yard, with Kelso Abbey adjacent. The apartment enjoys a quiet yet extremely convenient location.

ENTRANCE

The main entrance lies to the side of the building off Bridge Street with glazed entrance door leading to the central hall and stairwell which is fully carpeted throughout. Access to a secure courtyard bin store at the rear of the building.

Number 4 is situated on the first floor.

ACCOMMODATION

Entrance door opens into a central hallway with built in shelved airing cupboard housing the hot water tank. The livingroom is a well proportioned room with sash and case window overlooking the old Kelso church yard. The kitchen, off the livingroom is fitted with a range of wall and base units with tiled splash backs; built-in shelved storage cupboards provide useful additional storage. The main bedroom is a good sized double bedroom with pleasant outlooks, and benefits from excellent storage provided by built-in wardrobes providing both hanging and shelved storage. The second bedroom is an equally comfortable double room benefiting from a good sized walk in cupboard providing hanging and shelved storage. Centrally located the bathroom consists of a white three piece suite comprising WC, pedestal sink, bath with shower over. and benefits from new tiling, over bath screen and flooring.

MEASUREMENTS

Lounge 4.72m x 3.30m

Kitchen 5.34 x 1.82m

Bedroom One 2.66m x 3.91m

Bedroom Two 3.03m x 3.15m

Bathroom 1.90m x 2.09m

COUNCIL TAX BAND

Band B

ENERGY PERFORMANCE RATING

Band C

LANDLORD REGISTRATION NO

12411/355/25070 and 509199/355/06102

SERVICES

Mains electricity, water and drainage. Electric Heating. Double glazing.

ADDITIONAL INFORMATION

Rent £595 per calendar month, plus council tax & utilities. A deposit of £895 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.

Viewings strictly by appointment with Borders Country Lets on 01573 229887. Please note that an application form must be completed before a viewing is arranged - <https://hastingslegal.co.uk/lets/rental-viewing-application>

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