



3a Bridge Street  
Kelso, TD5 7HT

£525 Per Month



1 bed



1 public



1 bath



Beautifully presented town centre ground floor flat in quiet location off Kelso Square.

Accommodation -Lounge , Large Bedroom, Fitted Kitchen with appliances and Bathroom.

Landlord Registration No 93809/355/09510  
EPC D

LARN2504002





3A Bridge Street is a beautifully presented stone fronted property conveniently situated within the centre of the thriving town of Kelso close to all local amenities. The property is presented in neutral tones and provides bright, contemporary accommodation including a fully fitted kitchen with integrated appliances and an impressive stylish bathroom.

#### 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 Tweed fishing, National Hunt racing and walking in the nearby Cheviot Hills.

#### ACCOMMODATION SUMMARY

Entrance Hallway, Lounge, Double Bedroom, Bathroom

#### ACCOMMODATION

The entrance vestibule is accessed through a solid timber-panelled door, with a half-glazed inner door leading to the hallway. The spacious lounge to the front is bright and inviting and features a contemporary wall-mounted living flame effect fire. The generous double bedroom is also positioned to the front. The kitchen is equipped with a good range of wall and base units and comes with appliances including an electric oven, four-ring gas hob with chimney-style extractor hood, fridge, and washing machine. The bathroom is situated to the rear of the property and stylishly fitted with a white suite with shower over the bath. A spacious walk-in cupboard provides ample storage and houses the central heating boiler. A further door gives access to a useful bin store area.

#### COUNCIL TAX BAND

A

#### ENERGY PERFORMANCE RATING

Band D

#### LANDLORD REGISTRATION NUMBER

93809/355/09510

#### SERVICES

Mains Electricity, Gas, Water and Drainage

#### ADDITIONAL INFORMATION

Rent £525 per calendar month, plus council tax & utilities. Two 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. Sorry, pets are not permitted in this property.

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 for shortlisting. Completing an application form does not guarantee a viewing.

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