



58b Horsemarket  
Kelso, TD5 7AE

£625 Per Month



2 bed



1 public



1 bath



Bright and well-proportioned second floor apartment situated in a popular central position within Kelso.

Livingroom, Kitchen, Two Bedrooms, Bathroom

Landlord Registration No. 532873/355/25102  
EPC - C

LARN2504002



58b Horsemarket is a stylish two bedroom apartment positioned in the heart of the vibrant town of Kelso. Internally, the property offers well-proportioned accommodation, presented in neutral tones and is light and airy throughout.

#### 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

Lounge, Kitchen, Two Bedrooms, Bathroom

#### ACCOMMODATION

A well-kept shared entrance and hallway services the four apartments, with the main door for 58b positioned on the second floor, extending to bright and well-presented accommodation.

Flooded with natural light, the lounge is a lovely room and features a dormer bay window to the front with an additional low sill window to the side. Towards the rear of the apartment, the breakfasting kitchen benefits from two large velux windows, with space for every day dining and is fitted with a good range of wall and base units with a full range of kitchen appliances. The main bedroom is a well-proportioned double room with large window and an outlook to the side. Built in wardrobes provide good storage. Bedroom two features a similar bay window to that in the lounge with the bathroom

located on the opposite side off the hallway; fitted with a modern white suite with shower over the bath.

#### COUNCIL TAX

Band A

#### ENERGY PERFORMANCE RATING

Band C

#### LANDLORD REGISTRATION NUMBER

532873/355/25102

#### SERVICES

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

#### ADDITIONAL INFORMATION

Rent £625 per calendar month, plus council tax & utilities. One months deposit is required and references are obtained for the successful applicant through Homelet Referencing. Offered unfurnished 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 and application form emailed to you. Completing an application form does not guarantee a viewing.

Viewing by appointment with Borders Country Lets.

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