

**The Old Pickle House**



**The Old Pickle House  
Kelso, TD5 7HS**

**£950 Per Month**



Set on a charming cobbled street positioned just off the vibrant square of Kelso, the Old Pickle House is a beautifully converted townhouse offering stylish accommodation.

Ground Floor: Entrance Hallway, Utility Room, Shower Room; First Floor: Landing, Living Room / Dining Area & Kitchen; Second Floor: Landing, Three Bedrooms, Family Bathroom.

3 bed



2 public



2 bath



Landlord Registration No.1793989/355/11122  
EPC Band D

LARN2504002



#### OLD PICKLE HOUSE

Oven Wynd is a traditional street off The Square which benefits no through traffic and a fantastic central position; round the corner there are a choice of shops, amenities and transport links, as well as being set a stone's throw from the glorious River Tweed and countryside walks.

#### 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

Ground Floor - Entrance Hallway, Utility Room, Shower Room

First Floor - Landing, Living Room / Dining Area & Kitchen

Second Floor - Landing, Three Bedrooms, Family Bathroom.

#### ACCOMMODATION

The main door entrance opens to a useful utility area with a shower room and storage space. With a stair extending to the main living area on the first floor, the open plan public room allows space for both lounge and dining furnishings with a bespoke dining bench great for entertaining and a bright double aspect. The kitchen is fully fitted with ample base and wall units with an integrated oven and hob with extractor hood and integrated fridge/freezer. Stairs extend to the upper level with three comfortable bedrooms and a family bathroom.

#### COUNCIL TAX

Band C

#### ENERGY PERFORMANCE CERTIFICATE

Rating D

#### LANDLORD REGISTRATION NUMBER

1793989/355/11122

#### SERVICES

Mains gas, electric, water & drainage. Gas Central Heating. Double Glazing.

#### ADDITIONAL INFORMATION

Rent £950 per calendar month, plus council tax & utilities. Two months deposit is required and references are obtained for the successful applicant through Homelet Referencing.

The property is offered furnished on a Private Residential Tenancy, though a long term let preferred.

No smoking is permitted on the premises.

Please note all lamps, small electrical appliances, ornaments and artwork will be removed.

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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