



2 Greenlees Farm
Kelso, TD5 8BT

£625 Per Month



Attractive traditional mid terrace cottage enjoys an enviable location, providing the perfect balance for those looking for a rural location yet within a short distance of Kelso and all its amenities. Set in an idyllic location this country cottage offers the best of both world with fabulous open views over the surrounding countryside.

Accommodation - Lounge, Kitchen, Utility Room, WC,
Two Double Bedrooms, Ensuite shower room

Landlord Registration No. 1200753/355/06032
EPC - E

LARN1903091



This attractive traditional mid terrace cottage enjoys an enviable location, providing the perfect balance for those looking for a rural location yet within a short distance of Kelso and all its amenities. Set in an idyllic location this country cottage offers the best of both worlds with fabulous open views over the surrounding countryside. 2 Greenlees offers bright well proportioned accommodation and has a lovely homely feel.

LOCATION

Greenlees Farm is situated some four miles from the picturesque village of Town Yetholm with church, primary school, pub, local shops and is also close to the amenities of the town of Kelso.

Yetholm is situated at the end of the historic Pennine Way and the area has much to offer those interested in country pursuits with Tweed fishing, National Hunt racing and walking in the Cheviot Hills.

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 a variety of quality shops.

ACCOMMODATION SUMMARY

Lounge, Kitchen, Utility Room, WC, Two Double Bedrooms, Ensuite shower room

ACCOMMODATION

This bright spacious property is entered through the conservatory to the front of the property, a lovely bright room enjoying open outlooks over the countryside. The lounge is a well proportioned room with windows to the front. The kitchen is fitted with a good range of base and wall units with integrated oven and hob with extractor hood over. Accessed from the rear of the kitchen is a useful utility room with additional storage and housing the oil fired central heating

boiler, space for washing machine and tumble drier. An additional facility is provided by the downstairs cloakroom. The first floor accommodation comprises two double bedrooms; the main bedroom is a bright spacious room with built in wardrobes, complete with en-suite shower room which is shared with the second bedroom. The second bedroom is equally spacious with a useful corner cupboard with hanging rail and shelves.

COUNCIL TAX

Band C

EXTERNAL

A useful car port provides external storage and parking space.

Please note there is no garden ground with this property.

ENERGY PERFORMANCE CERTIFICATE

Band E

LANDLORD REGISTRATION NUMBER

1200753/355/06032

SERVICES

Mains Electricity. Private Water and Drainage. Oil Fired Central Heating

ADDITIONAL INFORMATION

Rent £625 per calendar month, plus council tax & utilities. 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.

Beko fridge/freezer and Beko tumble drier may be available to buy by separate negotiation.

LARN1903091