



Garden House Springhall Kelso, TD5 7QA

£1,000 Per Month



1 bed



1 public



1 bath



Garden House, is a beautifully presented and fully furnished one-bedroom property, ready for immediate move-in. Nestled in a peaceful and private location, this delightful home offers a perfect blend of comfort and convenience.

Price Per Month includes - Electricity, broadband, council tax, drainage, and gardening.

Open plan Kitchen/Lounge, Shower Room, Bedroom, Dressing Room/Home Office.

Landlord Registration No. BOR-1546981-25

EPC Band C

LARN2504002



Garden House is a unique detached one bedroomed property nestled in a peaceful country side setting just a short distance from the vibrant town centre of Kelso, residents can enjoy easy access to a wide range of local amenities including shops, cafes, restaurants, medical facilities, and transport links. The property also benefits from excellent connectivity to nearby towns and the scenic Borders countryside. Garden House is the ideal home for a professional or anyone seeking a quiet retreat with all the essentials close at hand in a sought-after location.

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.

The property is located approximately 2 miles from Kelso on the A698 Kelso to Coldstream Road.

ACCOMMODATION SUMMARY

Open plan Kitchen/Lounge, Shower Room, Bedroom, Dressing Room/Home Office.

ACCOMMODATION

Garden House is a contemporary detached home featuring an open-plan kitchen and living area, complete with bifold doors that flood the space with natural light and offer uninterrupted views of the garden. The generously sized shower room includes an easy-access shower enclosure, a sink with a vanity unit, and a WC. The bright and spacious double bedroom, which leads into an adjoining dressing room, is enhanced by a floor-to-ceiling window giving beautiful garden views.

EXTERNAL

There are large mature gardens to the front of the property

for use by the tenant. The owners will maintain the gardens and while planting in the garden is not allowed there is ample space to the front for pots and planters if desired. A secure outhouse lies adjacent to the property offering ample storage and housing the washing machine.

There is ample parking space.

ENERGY PERFORMANCE CERTIFICATE

Band C

LANDLORD REGISTRATION NO.

Applied for BOR-1546981-25

SERVICES

Mains Electricity and water. Private drainage.

The cost of Electricity, Broadband, Council Tax, Drainage and Gardening are included in the monthly rental figure.

ADDITIONAL INFORMATION

Rent £1000 per calendar month, which includes Electricity, Broadband, Council Tax, Drainage and Gardening. A deposit of £1000 is required and references are obtained for the successful applicant through Homelet Referencing. Offered furnished on a Private Residential Tenancy, although 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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