



The Cottage Main Street
Leitholm, TD12 4JN

£925 Per Month



3 bed



1 public



1 bath



A delightful three-bedroom end-terraced cottage, offering a wonderful blend of character, comfort and beautiful countryside surroundings.

Accommodation - Open plan Lounge, Dining area and Kitchen, Three bedrooms and Bathroom

Landlord Registration No. 1808066/355/29072
EPC - Band C

LARN2504002



Set in a peaceful village location, this charming cottage offers an appealing combination of rural character and comfortable family living, making it an ideal long-term rental home for those seeking a peaceful countryside lifestyle.

LOCATION

Leitholm; a thriving village community set into central Berwickshire with easy connections to other local towns and villages

- Amenities: The traditional and popular village pub acts an active hub to the community alongside the church, hall and play park
- Schooling: Local primary schooling and early learning facilities are available nearby at Coldstream (6 miles) and Swinton (4 miles). Secondary schooling is at Berwickshire High School, Duns (8 miles)
- Population: approximately 230
- Transport connections: Leitholm lies around 2 miles from the A697 which affords connections to Edinburgh in the North and Northumberland further south. The local train station is at Berwick Upon Tweed (15 miles)

ACCOMMODATION SUMMARY

Open plan Lounge, Dining Room and Kitchen, 3 Double Bedrooms, Bathroom

ACCOMMODATION

The ground floor features a beautiful open-plan lounge, dining area and kitchen, creating a bright and sociable space for everyday living and entertaining. The lounge benefits from a cosy woodburner, while doors from the dining area open directly onto a lovely patio area and the enclosed rear garden, creating a lovely connection between the indoor and outdoor spaces. Also located on the ground floor is a well-proportioned bedroom and a spacious family bathroom with shower over the bath

Upstairs, there are two further bright bedrooms overlooking the rear garden.

EXTERNAL

The enclosed rear garden provides a private and peaceful outdoor space with a generous lawn, mature trees and plenty of greenery. Log store. The garden also benefits from a useful garden shed and a further patio area at the bottom of the garden, providing an ideal spot to enjoy views over the surrounding countryside.

COUNCIL TAX BAND

The property was previously a Band D but will be reassessed for Council Tax purposes within the coming weeks.

ENERGY PERFORMANCE

Band C

LANDLORD REGISTRATION NO

1808066/355/29072

SERVICES

Mains Electricity, Gas, Water and Drainage

ADDITIONAL INFORMATION

Rent £925 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing. Offered on a Private Residential Tenancy, and a long term let is preferred. No smoking is permitted on the premises. One pet may be considered subject to landlord approval and payment of a higher deposit.

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. Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

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