



Mid Laundry Cottage The Hirsell  
Coldstream, TD12 4LR

£900 Per Month



Nestled within the heart of the Hirsell Estate in Coldstream, Mid Laundry Cottage is a spacious three bedroom mid terraced cottage with enclosed garden to the rear.

Entrance Vestibule, Hallway, Livingroom, Kitchen/Dining room, Utility Room, 3 Double Bedrooms, Bathroom.

Landlord Registration No 35908/355/25570  
EPC - F

LARN2504002



Nestled within the heart of the Hirsell Estate in Coldstream, Mid Laundry Cottage is a spacious three bedroom mid terraced cottage with enclosed garden to the rear. Recently redecorated throughout the accommodation offers good family sized accommodation and benefits from oil-fired central heating. The cottage is only a short car journey away from Coldstream, while Kelso and Berwick are less than thirty minutes away in either direction.

#### ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Livingroom, Kitchen/Dining room, Utility Room, 3 Double Bedrooms, Bathroom

#### ACCOMMODATION

The property is entered from the rear into a Entrance Vestibule. A second door enters into a spacious hallway with all accommodation off. The sitting room situated at the left end of the property is a bright spacious room with high panelled ceiling. At the opposite end of the cottage is the kitchen/dining room. The new kitchen is fitted with a range of base and wall units with ample space for appliances. The room has flexibility to be used as a kitchen/family room. The utility room has been fitted with base and wall units, space for washing machine and tumble dryer and houses the oil central heating boiler. The cottage has three good sized double bedrooms and a family bathroom with white suite and shower over the bath.

#### EXTERNAL

To the rear of the property is a spacious, enclosed lawned area. Stone built outhouse. Oil Tank. Garage.

#### COUNCIL TAX BAND

Band D

#### ENERGY PERFORMANCE CERTIFICATE

Band F

#### LANDLORD REGISTRATION NO.

35908/355/25570

#### ADDITIONAL INFORMATION

Rent £900 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, though a long term let is 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 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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