

3 Deanfield



3 Deanfield
Kelso, TD5 8JB

£650 Per Month



Bright and spacious two-bedroom mid-terraced home, set in a peaceful village location close to Kelso.

Lounge, Kitchen, WC, 2 Double Bedrooms, Bathroom

Landlord Registration No. 374944/355/01181
EPC - Band C

LARN2504002



Bright and spacious two-bedroom mid-terrace home, set in a peaceful village location a short drive from Kelso.

LOCATION

Sprouston is a charming village located just 3.7 miles from Kelso, surrounded by open countryside and farmland, and well connected via the B6350.

- Amenities: While Sprouston itself offers a peaceful rural setting, a comprehensive range of amenities can be found nearby in Kelso, including quality shops, sporting facilities, eateries, and essential services. The village benefits from its close-knit community and its proximity to one of the Borders' most attractive towns.

- Schooling: Local schooling is available in Kelso, which provides both primary and secondary education within easy reach for families living in Sprouston.

- Population: Sprouston is a small and friendly rural village with a population under 500, a strong sense of community and close relationships with surrounding towns and settlements.

- Transport Connections: The village enjoys convenient access to Kelso via the B6350 and is well situated for exploring the wider Borders region. The surrounding road network provides good links to nearby towns, and the area offers excellent opportunities for country pursuits, including fishing on the River Tweed.

ACCOMMODATION SUMMARY

Lounge, Kitchen, WC, 2 Double Bedrooms, Bathroom

ACCOMMODATION

Well-presented two-bedroom home featuring an entrance hall, a bright breakfasting kitchen, and a spacious lounge with patio doors leading to a decked patio area and garden beyond. Downstairs WC. Upstairs, there is a double bedroom to the front and second double bedroom to the rear with built-in wardrobe, and a family bathroom with shower over the bath.

EXTERNAL

Externally, the property benefits from a low-maintenance front garden, mainly laid with chipped stone and planted with shrubs. To the rear, there is a decked patio area and enclosed garden with mature borders, along with a useful garden shed.

COUNCIL TAX

Band B

EPC

Band C

LANDORD REGISTRATION NO

374944/355/01181

SERVICES

Mains Electricity, Water & Drainage. Oil fired central heating.

ADDITIONAL INFORMATION

Rent £650 per calendar month, plus council tax & utilities. One months deposit is required and references are obtained for the successful applicant through Homelet Referencing. Offered unfurnished on a Private Residential Tenancy, though 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.

LARN2504002