HASTINGS LEGAL
BORDERS COUNTRY LETS







1 Long Birgham Cottages
Birgham, TD12 4NF

£760 Per Month

PROPERTY & LEGAL

2 bed

1 public

1 bath

APPLICATIONS ON HOLD

Delightful refurbished end terraced cottage situated in the Village of Birgham within a few miles of amenities in both Kelso and Coldstream.

Livingroom, Kitchen, 2 Double Bedrooms, Shower Room. Large rear garden.

Landlord Registration No. 35908/355/25570
EPC E

LARN2504002

HASTINGS LEGAL
BORDERS COUNTRY LETS

01573 229 887 • lines open until 10pm
www.hastingslegal.co.uk





1 Long Birgham Cottage is a delghtful end terraced cottage in peacefull village location. The well proportioned property has been upgrated throughout and benefits from double glazing throughout, a large rear garden and parking to the front.

LOCATION

Birgham is a thriving Borders village known for its strong community atmosphere and its popular village pub and restaurant. Set within attractive countryside between Kelso and Coldstream, the village enjoys a peaceful rural setting with excellent access to nearby town amenities.

• Amenities: Birgham offers a welcoming village environment, with a well-used pub and restaurant at its heart. A full range of shops, cafés, services, and leisure facilities can be found in Kelso and Coldstream, including access to the nearby Hirsel Estate, a popular local attraction offering woodland walks, a café, and craft workshops.
• Schooling: Primary and secondary schooling is available in both Kelso and Coldstream, ensuring families have convenient access to education within a short drive of the village.
• Population: Birgham is a small village of approximately 300 with a lively community with a strong local identity and close relationships with neighbouring towns and rural settlements.
• Transport Connections: The village benefits from excellent road connections, with Edinburgh and Newcastle both approximately an hour away by car. Rail services on the East Coast Main Line are available at Berwick-upon-Tweed, around 18 miles distant. Birgham is also served by a regular bus route linking the neighbouring towns and providing onward connections to both Edinburgh and Newcastle.

ACCOMMODATION

1 Long Birgham Cottage is an attractive, recently refurbished two-bedroom end-terraced cottage, offering well presented accommodation throughout. The well proportioned accommodation comprises a lounge, fitted kitchen with ample base units and a useful pantry cupboard off, a spacious shower room and two double bedrooms, one of which is accessed directly from the lounge.

The property benefits from new double glazed windows, a newly fitted kitchen and shower room, fresh decoration and new carpets and flooring throughout and offers comfortable accommodation on one level.

EXTERNAL

There is a large garden to the rear, mainly laid to lawn with shrub borders. Oil Tank.

COUNCIL TAX

Band C

ENERGY PERFORMANCE RATING

Band E

LANDLORD REGISTRATION NUMBER

35908/355/25570

SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating.

ADDITIONAL INFORMATION

Rent £750 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 preferred. No smoking is permitted on the premises. One pet may be considered by the landlord subject to 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 and application form emailed to you. Completing an application form does not guarantee a viewing.

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