



9 Laidlaw Avenue  
Duns, TD11 3FH

£780



This modern semi detached 3 bedroom family home offers a superb level of accommodation with enclosed rear garden, spacious living accommodation with modern fixtures and fittings, and within easy access to local schools, shops and local amenities.

The property will be let as a mid-market affordable property for a period of 10 years in the form of a Scottish Private Residential Tenancy Agreement. All offers are subject to contract and an offer will only be given to potential tenants who meet all mid-market eligibility criteria.

Lounge, Dining / Kitchen, Downstairs WC, 3 Bedrooms, Family Bathroom

Landlord Registration No. 50705/355/27370  
EPC - A

LARN2504002



#### PROPERTY DESCRIPTION

9 Laidlaw Avenue is a stylish and modern semi-detached 3 bedroom family home set in an exclusive development on the edge of this traditional Berwickshire Village. The surrounding properties are a combination of detached houses and bungalows making this a peaceful and private setting. The village primary school is just around the corner whilst the village itself enjoys easy connections to other neighbouring towns and villages. The property has been finished to the highest of standards completed with top of the range fixtures and fittings as well as modern integrated kitchen appliances being housed in the impressive sized family dining kitchen. The property offers spacious family living with the added benefit of a large downstairs WC and separate family size bathroom upstairs. All three bedrooms are bright and spacious with built-in wardrobes. The property also benefits from all the rooms being appropriately floored throughout. Accessed from the side of the property, or internally, the impressive back garden is fully enclosed offering a great level of privacy providing a great environment for young children and relaxed outdoor family gatherings.

#### LOCATION

Swinton is a pretty Berwickshire village located midway between Coldstream and Duns, centred around a traditional village green.

- Amenities: The village benefits from a popular village pub and restaurant as well as a primary school. A wider range of day to day amenities are available in Duns (6 miles) and Coldstream (6 miles)
- Schooling: Swinton has its own primary school and early learning facility. Secondary schooling is at the Berwickshire High School, Duns
- Population: Approximately 220
- Transport connections: Swinton is well connected by road to neighbouring towns and villages. Edinburgh lies around 45 miles north west via the A1 and the local East Coast rail connection can be found at Berwick Upon Tweed (11 miles)

#### QUALIFYING CRITERIA

Please call the office or email [bcl@hastingslegal.co.uk](mailto:bcl@hastingslegal.co.uk) for the specific mid market rent application form. Do Not complete the application form on the Hastings website.

Mid-market properties are aimed at assisting people on modest incomes access affordable rented accommodation who may not otherwise be a priority for social housing, unable to purchase property in the current sales market or also find private rental market too expensive.

Applications will be considered from those applicants who demonstrate the following criteria:

- The household income must be a minimum of £24,000 before tax and not exceed £50,000 before tax.
- An applicant's income meets the affordability threshold to sustain the tenancy.
- The applicant and their household will use the property as their permanent and only home

Prospective tenants are assessed on their ability to afford and sustain a tenancy. Applicants will not be discriminated against as a result of the source of that income (for example, through a work or state pension or social security contributions).

If the number of applicants who fulfil the above criteria exceeds the number of properties available, allocation will then be by date of application or applicants most suited to the specific property.

**\*\*Existing tenants of Borders Country Lets are not guaranteed a viewing, and will be required to complete the specific mid-market rent application process along with external applicants.\*\***

#### COUNCIL TAX

Band D

#### ENERGY PERFORMANCE RATING

Rating A

#### LANDLORD REGISTRATION NUMBER

50705/355/27370

#### SERVICES

Mains Electricity, Water, Drainage, Double Glazing & Air Source Heat Pump Heating System.

#### ADDITIONAL INFORMATION

##### References:

References from current landlord and employers (where appropriate) will be obtained prior to an offer being made.

##### Identification:

Photo ID must be provided by all applicants prior to an offer being made. This must be in form of up to date driving licence or passport.

##### Anti-Discrimination

When reviewing any applicant for a mid-market rent property we will not discriminate on the basis of age, disability, sex, gender reassignment, marriage or civil partnership, pregnancy or maternity, race, religion or belief or sexual orientation.

##### Lease & Tenant Selection:

The property will be offered on a Private Residential Tenancy (PRT). All offers are subject to contract and an offer will only be given to tenants who meet all mid-market eligibility criteria highlighted above. The purpose of the PRT is to improve security, stability and predictability for tenants and provide safeguards for landlords. PRT tenancies are open-ended, meaning no initial fixed-term.

##### Conflict Of Interest:

All applicants must disclose any affiliations to either Borders Country Lets, Hastings Legal, Scottish Borders Council, or Ladykirk Estates. Failure to do so may lead to your application being rejected.

##### Applications:

An application form must be completed in full and applicants must meet all of the above criteria before a viewing will be offered. Supporting documents must be handed in at the time of making the application. Missing documents may result in your application not being taken forward.

##### Deposit & First Months Rent:

Applicants will be expected to pay the equivalent of one month's rent as a deposit in addition to their first month's rent in advance. The deposit will be held by a registered Scottish Deposit Scheme of the landlords choice.

##### Pets:

You must apply for permission to keep a pet. For each pet the applicant has, such as cats or dogs, the applicant will be required to pay an additional deposit per animal and sign a disclaimer agreeing to return the property to its original state should any damage occur.

LARN2504002

#### APPLICATION DEADLINE

DEADLINE FOR APPLICATIONS - Friday 10th April 2026 at 4pm.

**\*\* IT HAS BEEN REQUESTED BY THE OWNER OF THE PROPERTY THAT FOLK PLEASE REFRAIN FROM VISITING THE PROPERTY, LOITERING AROUND THE GARDENS AND LOOKING THROUGH THE WINDOWS AS THIS DISTURBS OTHER RESIDENTS LIVING IN THE AREA.\*\***