



51 Lennel Mount
Coldstream, TD12 4NS

£575 Per Month



Attractive 2 bedroomed bungalow with garage in a sought after residential area.

Lounge, Fitted Kitchen, 2 Double Bedrooms, Bathroom. Garage with driveway. Front and rear gardens.

Landlord Registration Number - Pending
EPC E



51 Lennel Mount is situated in a sought after residential area and offers accommodation on ground floor level throughout. Refurbished to a high standard throughout with new double glazing, electric radiators and stylish fitted kitchen and bathroom suite.

Coldstream itself is well known as the gateway to Scotland and is set on the banks of the River Tweed with beautiful walks along the riverside and in the nearby Hirsell Country Estate. Local sports include an 18-hole golf course at the Hirsell, tennis courts, horse riding and fishing on the Tweed. It also provides easy access to large variety of walks within the Northumberland National Park and lovely unspoilt beaches on the Berwickshire coast. Coldstream town offers a good primary school and easy access to secondary schools, a variety of shops and is well placed for easy commuting to both Edinburgh and Newcastle via the mainline station at Berwick upon Tweed only 20 minutes away

ACCOMMODATION

New double glazed UPVC door enters into an vestibule area with a useful storage cupboard. The lounge is a bright room with double glazed window overlooking the front garden. Door leads to the kitchen, fitted with new white gloss floor and wall units with ample worktop space, space for slot in cooker and washing machine. A further door off the living room leads to a small rear hall with bedrooms and bathroom off. The bathroom is fitted with a new white suite with wet wall panelling and new flooring. Double bedroom with window to the rear of the property with built in wardrobe. A second double bedroom with built in cupboard and window to the side of the house.

The property benefits from new double glazing and has been repainted throughout with all new flooring, carpets and blinds.

MEASUREMENTS

Lounge 5.02m x 3.23m
Kitchen 3.36m x 2.39m
Bathroom 1.69m x 2.29m
Bedroom 1 3.29m x 2.61m
Bedroom 2 3.30m x 2.61m

EXTERNAL

Externally there is a small garden to the front with driveway leading to a single garage with up and over garage door and window to the rear. The garage benefits from power and lighting. There a good sized garden to the rear of the property.

COUNCIL TAX

Band D

ENERGY PERFORMANCE RATING

Band E

LANDLORD REGISTRATION NUMBER

Pending

SERVICES

Mains electricity, water and drainage.

ADDITIONAL INFORMATION

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. Available unfurnished. No smoking allowed on the premises.

VIEWING

By prior arrangement with Borders Country Lets on 01573 229887. Lines are open until 10pm, 7 days a week.