

J.D. Clark & Allan W.S.

Solicitors and Estate Agents

Tolbooth House
Market Square
Duns
TD11 3DR

Tel: 01361 882501
Email: property@jdca.co.uk



DARNICK, Tenantry, Abbotsford Road, TD6 9AH TO LET **£675 per calendar month** **UNFURNISHED**

Bright and attractive first floor flat conveniently located in this desirable commuter village. Recently refurbished to provide spacious, well presented accommodation comprising:-

- Lounge with separate dining area
- Fully fitted kitchen
- 2 Bedrooms
- Bathroom
- Gas CH
- UPVC DG
- Pleasant area of garden ground
- Two outside stores

ENERGY EFFICIENCY RATING D

CONDITIONS OF LET

RENT

£675 per calendar month payable in advance by Bank Standing Order.

SERVICES AND LOCAL TAXES

The Tenants will be responsible for payment of all gas and electricity consumed within the period of let, together with the Council Tax (Band B) applicable to the property. Tax payable 2021/22 £1,332.40.

LANDLORD REGISTRATION NUMBER

485910/355/08011.

APPLICATIONS, VIEWING AND REFERENCES

Viewing can be arranged through the letting agents. In due course, bank and personal references will be required from prospective tenants.



See our website: www.jdca.co.uk