



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



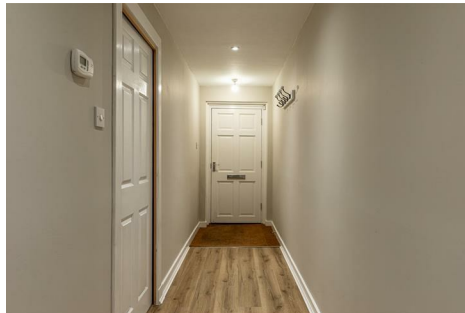
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## 29 Bridge Street, Kelso, TD5 7HT

**£800 Per month**

A spacious and well-presented double upper flat, ideally located just off Kelso Market Square, where a wide range of shops, cafés and amenities are on the doorstep. The property comes to the rental market in pristine condition and offers bright, comfortable accommodation throughout.

Accommodation comprises:

- Hall
- Generous sitting room
- Two double bedrooms
- Spacious eat-in kitchen with integrated dishwasher and fridge freezer. Plumbing for washing machine in under stairs cupboard
- Shower room – no bath
- Excellent storage
- Small shared sun-trap courtyard

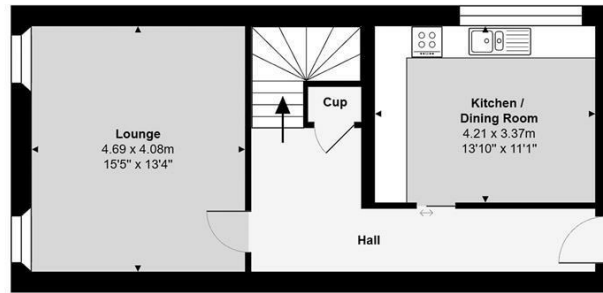
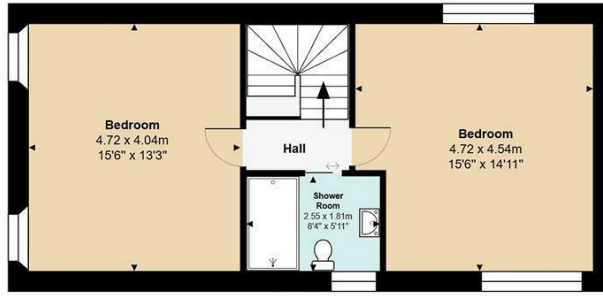


# Floor Plan



## 29 Bridge Street Kelso TD5 7HT

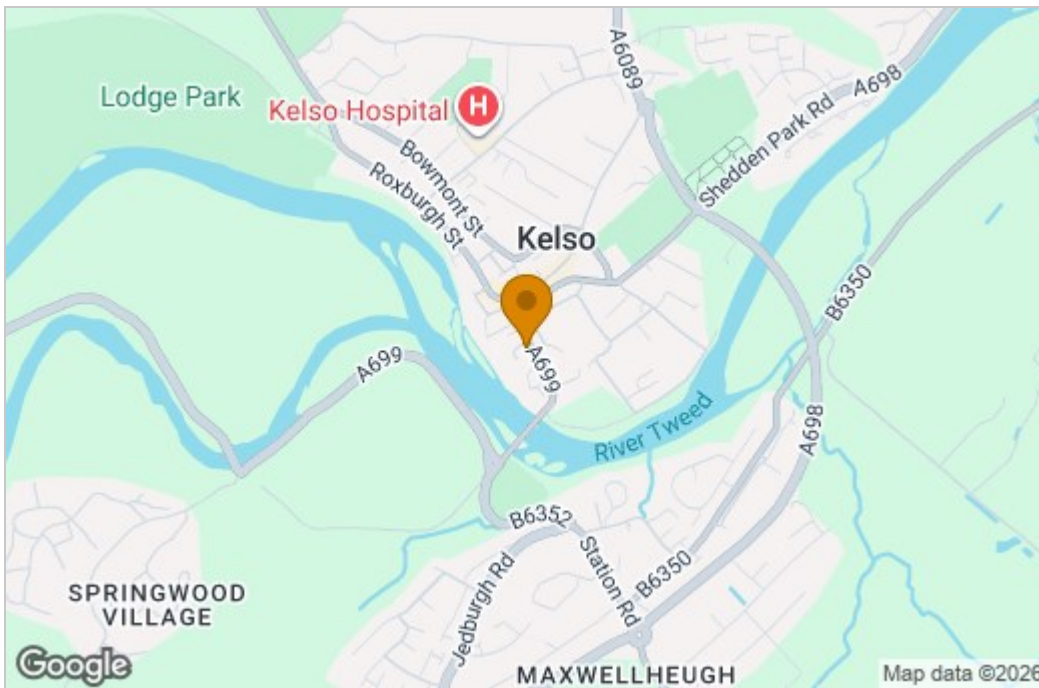
Approximate Gross Internal Floor Area: 100.4 m<sup>2</sup> ... 1081 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.