

J.D. Clark & Allan W.S.

Solicitors and Estate Agents

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GRANTSHOUSE, 10 Brockholes Farm Cottages, TD11 3RL **£525 per calendar month** **TO LET UNFURNISHED**

Situated approximately 2 miles from the A1 affording excellent commuting potential, this refurbished farm cottage comprises:-

- Hall
- Living Room with wood burning stove
- Dining Kitchen with white goods
- Bathroom
- 3 double Bedrooms
- WC
- DG
- Biomass Heating
- Superfast Broadband
- Parking
- Garden Ground

ENERGY EFFICIENCY RATING D

Sorry No Pets

CONDITIONS OF LET

LOCATION

Travelling from Grantshouse towards Duns on the A6112 take the first road on the left approximately 1 mile from the village.

RENT

£525 per calendar month payable in advance by Bank Standing Order.

DEPOSIT

A deposit of £525 would be payable prior to the commencement of the lease.

SERVICES AND LOCAL TAXES

The Tenants will be responsible for payment of all electricity and fuel consumed within the period of let, together with the Council Tax (Band B) applicable to the property. Total charge payable for the year 2020/21 is £1,323.79.

MISCELLANEOUS

As the property is located on a working farm, for safety reasons, young children and pets are not allowed.

LANDLORD REGISTRATION NUMBER

1334732/355/02122.

LETTING AGENT REGISTRATION NUMBER

1902090

APPLICATIONS, VIEWING AND REFERENCES

Viewing can be arranged through the letting agents. Following viewings interested parties should apply for and complete a Tenancy Application Form.

Before the tenancy commences:-

- Details of a Guarantor will be required where tenant(s) is/are under 21 years old.
- References will be required from your current employer and your existing/previous Landlord.
- To confirm your identity, we will require sight of your current Passport and Driving Licence (which must bear your current address).
- We will also require proof of affordability.



See our website: www.jdca.co.uk