

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



DUNS, 1 South Street, TD11 3AJ

£450 per calendar month

**TO LET
UNFURNISHED**

Spacious and attractive town house on first and second floor levels enjoying a very convenient town centre location within easy walking distance of local shops, amenities and public park. Charming and well presented accommodation comprising:-

- Hall
- 3 dble Bedrooms
- DG
- Sitting Room
- Shower Room
- Dining Kitchen
- Gas CH

ENERGY EFFICIENCY RATING E

CONDITIONS OF LET

RENT

£450 per calendar month payable in advance by Bank Standing Order.

DEPOSIT

A deposit of £450 would be payable prior to the commencement of the lease.

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. Total charge payable for the year 2020/21 is £1,323.79.

LANDLORD REGISTRATION NUMBER

476473/355/19061.

APPLICATIONS, VIEWING AND REFERENCES

Viewing can be arranged through the letting agents. Written applications with full details should be made to J D Clark & Allan and in due course, bank and personal references will be required from prospective tenants.

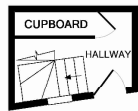
Important Notes

Before the tenancy commences:-

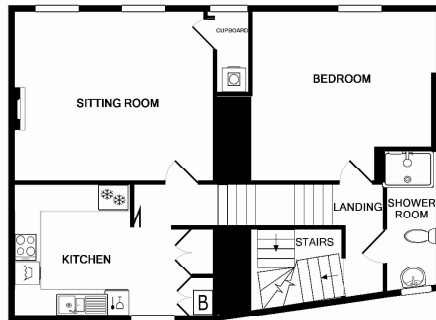
- Details of a Guarantor will be required where tenant(s) is/are under 21 years old.
- References will be required from your current employer and your existing/previous Landlord.
- To confirm your identity, we will require sight of your current Passport and Driving Licence (which must bear your current address).
- We will also require sight of your last 3 months' bank statements.



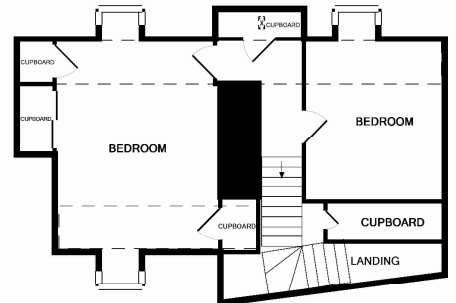
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	57
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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 taken as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62515

See our website: www.jdca.co.uk