



2 TOWN-O-RULE FARM COTTAGES
HAWICK, TD9 8JB

£450 per month, Unfurnished



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Quiet rural location • Fantastic views • New carpets and decor throughout • Two double bedrooms •
Landlord Registration: 176923/355/18020

- EPC Rating = D
- Council Tax = B

Situation

Jedburgh 7.1 miles
Hawick 7.4 miles
Kelso 18 miles
Galashiels 24 miles

Description

Set in a very scenic and rural location between Hawick and Jedburgh, 2 Town O Rule Cottages is a Two bedroom mid terrace cottage with accommodation as follows:

Kitchen 14'11"x5'11" (4.55mx1.8m)

Enter through back door in to the kitchen with a range of cream units with tile splash back, The kitchen is an 'L' shape with the main bench area being galley style. There is utility cupboard housing the boiler as well as a cupboard under the stairs.

Living Room 16'7"x12'4" (5.05mx3.76m)

Dual aspect room with views over the front and back gardens, new multi fuel stove in set in to the chimney breast, TV and BT point. New carpets and decor

Dining Room 10'8"x10'6" (3.25mx3.2m)

Overlooking the front garden with fantastic views over the hill beyond. New carpets and decor

Bedroom one 14'11"x12'4" (4.55mx3.76m)

Large double room with built in cupboard, views out over the hills and garden. New carpet and decor

Bedroom Two 10'8"x12' (3.25mx3.66m)

Double room with built in cupboard again with fabulous views over the hills beyond



Bathroom

White three piece suite with electric shower over bath, wet wall splash back and shower curtain

Garden

Gardens to the front and rear of the property, mainly laid to lawn with trees and shrubs in the front garden, Fantastic views out over the open countryside and hills beyond

Furnishing

Unfurnished

Services

Oil fired central heating

Septic tank drainage

Local Authority

Scottish Borders Council, Newtown St Boswells

Viewing

Strictly by appointment with Savills.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		104
(81-94) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

