



4 Home Terrace Coldstream, TD12 4DN



3 bed



2 public



2 bath



A beautifully presented three-bedroom home in Coldstream, offering stylish open-plan living and true move-in condition throughout. Highlights include generous parking, a stunning rear garden with patio and vegetable plot, and flexible family friendly accommodation.



4 HOME TERRACE

4 Home Terrace is a gorgeous three-bedroom home, presented in excellent condition and located in the sought-after village of Coldstream. Offering spacious and modern contemporary living, the property is in true move-in condition throughout.

The heart of the home is the stunning open-plan kitchen and dining area, featuring French doors that open out onto a beautiful patio — perfect for indoor-outdoor living. A convenient utility room is located to the rear, and the space flows seamlessly through to the comfortable lounge, complete with a charming stove. Also on the ground floor is a generously sized bedroom with built-in storage, along with a convenient WC. Upstairs, the property offers two further spacious bedrooms and a stylish family bathroom.

Externally, the low-maintenance front garden is graveled and provides parking for up to four vehicles. The large rear garden is a real highlight, featuring a patio area, a well-kept lawn, and an impressive vegetable plot to the rear, complete with a polytunnel — ideal for keen gardeners.

LOCATION

Coldstream is known as the gateway to Scotland, set on the banks of the River Tweed with Coldstream Bridge linking Scotland to England. With a rich history, Coldstream is the home of the Coldstream Guards Regiment.

Amenities: The town has all day to day amenities including a co-op, pharmacy, Dr Surgery, café's, restaurants, a number of independent shops and a local museum depicting the towns heritage and history. The Hirsell county estate lies to the edge of the town with a lovely café and homestead as well as a wealth of woodland and countryside walks

Schooling: Coldstream has its own primary school with early learning facilities and the secondary school is at Berwickshire High School, Duns (10 miles)

Population: Approximately 2000

Transport connections: Coldstream lies on the A697 which connects to Edinburgh in the North (approx. 50 miles) and Northumberland to the south. Local train connections on the East Coast rail-line at Berwick Upon Tweed (15 miles).

HIGHLIGHTS

- Three-bedroom, move-in condition
- Stylish open-plan kitchen/dining

- Lounge with feature stove
- Extensive rear garden with polytunnel
- Off-street parking for multiple vehicles

ACCOMMODATION SUMMARY

GROUND FLOOR: Hall, Sitting Room, Open Plan Kitchen / Dining Room, Utility Room, WC, Bedroom

FIRST FLOOR: Two further Bedrooms, Family Bathroom.

SERVICES

Mains gas, electricity, water and drainage. Gas central heating. Multi fuel stove.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Rating C.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £180,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - Enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.