



Kelsae, 2 Bennecourt Crescent  
Coldstream, TD12 4BX



Beautifully Presented Detached Bungalow  
with Garden Room Extension

Entrance Hall, Lounge, Dining Kitchen, Garden  
Room, Two Double Bedrooms and Bathroom.



For those seeking an easy to maintain detached bungalow in move in condition, 'Kelsae' is just that; enjoying a lovely spot within this highly regarded area, this property has been extended to the rear to incorporate a lovely, well-proportioned garden room. Ideally suited to the retiree or perhaps those looking to downsize, the property also benefits from a fully enclosed garden which has been landscaped for minimal upkeep, as well as a detached garage and private drive.

## LOCATION

Coldstream itself is well known as the gateway to Scotland and is set on the banks of the River Tweed with beautiful walks along the riverside and in the nearby Hirsell Country Estate. Local sports include an 18-hole golf course at the Hirsell, tennis courts, horse riding and fishing on the Tweed. It also provides easy access to a large variety of walks within the Northumberland National Park and lovely unspoilt beaches on the Berwickshire coast. Coldstream town offers a good primary school and easy access to secondary schools, a variety of shops and is well placed for easy commuting to both Edinburgh and Newcastle via the mainline station at Berwick upon Tweed only 20 minutes away.

## ACCOMMODATION

The part glazed entrance door opens into a lengthy hallway which good built in storage. The spacious lounge lies towards the front of the property with double windows and a feature fireplace. The sociable dining kitchen provides plenty of room for every day dining and is fitted with an excellent range of modern wall and base units. An external door allows direct access from the driveway and an internal connecting door leads into the garden room; this is a lovely addition to the property, glazed on all sides and overlooking the enclosed garden beyond. Double doors allow direct garden access and the room provides plenty of space for more formal dining, sofas or such like. Both double bedrooms are fairly equal in size with one positioned to the rear and the other to the front with built in wardrobes. The shower room is centrally positioned and fitted with a modern three piece suite with tiling to the walls.

## MEASUREMENTS

Lounge	3.70m x 5.80m (12'2" x 19'0")
Dining Kitchen	5.34m x 4.20m (17'6" x 13'9")
Garden Room	5.34m x 3.55m (17'6" x 11'8")
Bedroom One	3.00m x 3.15m (9'10" x 10'4")
Bedroom Two	2.80m x 4.14m (9'2" x 13'7")



## EXTERNAL

The gardens have been designed for ease of maintenance and are largely low maintenance. Due to the south facing position, the gardens enjoy sun throughout most the day and are fully enclosed with good levels of privacy.

## GARAGE

A detached single garage lies to the side of the property with up and over door. A lengthy driveway provides parking for several vehicles.

## SERVICES

Mains services. Double Glazing. Gas Central Heating. Solar panels have been installed on the south elevation.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY

Rating C

## VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

## MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.