



## 4 Home Terrace

Coldstream, TD12 4DN



3 bed



1 public



1 bath

Immaculate Extended Family Home With  
Enclosed Garden and Private Parking

Entrance Hall, Lounge, Dining Kitchen, Utility  
Room, Cloakroom, Three Double Bedrooms  
and Shower Room. Private Parking. Enclosed  
Garden. Large Workshop/Formal Garage.  
Double Glazing. Gas Central Heating



Having been extended to the rear, 4 Home Terrace offers much larger accommodation than first impressions would lead you to believe. For those seeking an affordable family home in the town, this property is a must see. The open plan layout on the ground floor is ideal for modern family living; the large family dining kitchen to the rear is an impressive space which leads directly onto the enclosed gardens beyond whilst the well-proportioned lounge to the front features a traditional multi fuel stove with oak mantle over. Internally the property is immaculately presented throughout and benefits from bedroom and bathroom facilities on both the ground and first floor. Externally the gardens have been thoughtfully landscaped and provide a private, safe haven for children and pets.

#### LOCATION

Coldstream 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 facilities include the well regarded 18-hole golf course at the Hirsell, tennis courts, horse riding and fishing on the Tweed. It also provides easy access to large variety of walks within the Northumberland National Park and lovely unspoilt beaches on the Berwickshire coast. Coldstream has 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.

#### ENTRANCE

A gravelled driveway with hedged surround lies to the front of the property with space for several vehicles. A gate to the side allows access to the garden towards the rear.

#### GROUND FLOOR ACCOMMODATION

A warm and welcoming hallway with carpeted staircase extending to the upper floor with excellent built-in storage. Off the hallway the cloakroom provides a useful ground floor facility and is fitted with a WC and pedestal sink. Nicely presented and of good proportions the lounge enjoys a large window to the front of the property and a feature fireplace which houses the multi fuel stove with floating oak mantel above. This room is open to the rear into the impressive family dining kitchen which has been re-fitted in tasteful style with an excellent range of modern wall and base units incorporating a central island with block wood worktop providing the ideal spot for everyday dining. The kitchen enjoys an aspect over the garden to the rear whilst double patio doors allow direct access and ensure good natural light. The utility room off the kitchen provides a good additional facility with further door to the garden and fitted base units similar to those in the kitchen with space and plumbing for a washing machine. The third bedroom is located on the ground floor and is a very pleasant double room with side facing window, built-in storage and recessed spotlighting above the bed.

#### UPPER ACCOMMODATION

The carpeted staircase leads to the first floor landing with window to the front. Both bedrooms at this level enjoy an aspect to the rear over the garden. The master bedroom is a particularly spacious double room with extensive

built-in storage and plenty of natural light whilst bedroom two also a good sized double and benefits from some storage. The shower room is stylishly presented with a modern suite incorporating WC, wash hand basin and large double shower cubicle with wet wall panelling.

#### EXTERNAL

The gardens to the rear are fully enclosed and enjoy sun throughout the day. The paved patio immediately to the rear of the kitchen provides the ideal spot for summer dining whilst the neat lawned area extends beyond and incorporates vegetable plot and wood store to the far corner. A detached workshop provides a useful facility with light and power; this was formerly used as a garage and for those that would prefer to use it as such, could easily reinstate the vehicular access to the side of the property.

#### MEASUREMENTS

LIVING ROOM	5.35m x 3.36m (17'5" x 11'0")
DINING KITCHEN	3.58m x 4.96m (11'7" x 16'2")
UTILITY ROOM	2.67m x 1.59m (8'7" x 5'2")
BEDROOM ONE	3.43m x 4.61m (11'2" x 15'1")
BEDROOM TWO	3.30m x 3.15m (10'8" x 10'3")
BEDROOM THREE	3.33m x 2.93m (10'9" x 9'6")
SHOWER ROOM	2.06m x 2.00m (6'7" x 6'5")

#### SERVICES

Mains services. Double glazing. Gas central heating.

#### COUNCIL TAX

Band B

#### 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.

#### PRICE and 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.