



Nursery House, Nursery Lane

Coldstream, TD12 4DE

Offers Over £190,000



3 bed



1 public



2 bath



Charming And Spacious Three-bedroom
Period Townhouse, Quietly Positioned Within
Easy Reach Of The Town Centre. The
Property Offers Well-proportioned
Accommodation, Excellent Storage And A
Sunny, Low-maintenance Courtyard Garden.



Nursery House is a lovely double-fronted period townhouse offering spacious and versatile accommodation in a peaceful yet highly convenient position, tucked away on a quiet lane just a short walk from the centre of town. Full of character, the property combines traditional features with comfortable modern living and benefits from a particularly appealing south/south-westerly facing courtyard garden to the rear. The enclosed garden is easily maintained and enjoys a good degree of sunshine, providing a lovely private space for outdoor dining, relaxing or entertaining. The ground floor offers a welcoming front-facing lounge, while to the rear is a generous dining kitchen which provides an excellent everyday living and entertaining space. French doors open directly onto the courtyard, creating a pleasant connection between the kitchen and garden. A contemporary shower room and useful built-in storage complete the ground floor. Upstairs, the bright and spacious landing leads to three well-proportioned double bedrooms, each benefiting from excellent built-in storage. Two bedrooms overlook the courtyard garden, while a modern family bathroom completes the accommodation. With its generous room proportions, useful storage, private sunny courtyard and central yet peaceful setting, Nursery House offers an appealing combination of period character and practical modern living.

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

- Charming Period Townhouse
- Three Double Bedrooms
- Spacious Dining Kitchen



- Sunny Courtyard Garden
- Excellent Built-In Storage
- Quiet Central Location

ACCOMMODATION SUMMARY

Entrance hall, sitting room, shower room, kitchen/dining room, three bedrooms, bathroom.

SERVICES

Mains gas, electricity, water & drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Rating C.

ADDITIONAL INFORMATION

All furniture and white goods available by separate negotiation.

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £190,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or 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.

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.