

HASTIN<sup>LEGAL</sup>&S



15 High Street  
Coldstream, TD12 4AP



3 bed



1 public



1 bath



An attractive three-bedroom town house, ideally located on Coldstream's sought-after High Street, featuring a wood-burning stove, versatile basement space, rear garden, and off-street parking.



## 15 HIGH STREET

This charming and characterful end-terraced, two-storey Grade B listed townhouse offers generous accommodation, period features, and rare private parking, all set within a delightful garden setting.

The property is entered via a gorgeous, light-filled entrance hallway which immediately sets the tone for the home. From here, the accommodation flows into a cosy yet elegant lounge, complete with a wood-burning stove, creating a warm and welcoming focal point. To the rear, the kitchen offers ample space for dining and everyday living, ideal for both family life and entertaining. A highly useful utility room provides additional storage and practicality.

On the first floor, there are three spacious bedrooms, each benefitting from attractive, working shutters that enhance both privacy and character. A modern family bathroom, fitted with a shower, completes this level.

Further accommodation is provided by a versatile basement level, currently used as a hobby room but offering excellent potential for a variety of uses including a home office, gym, or additional storage.

Externally, the property boasts a large rear garden, mostly laid to lawn, providing an ideal outdoor space for relaxation and recreation. A summer house adds further appeal, while a log store is conveniently positioned nearby. Of particular note is the rare benefit of private parking located to the rear of the garden.

This delightful townhouse seamlessly blends period charm with modern convenience and represents a rare opportunity to acquire a home of character, space, and flexibility.

## 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 large variety of walks within the Northumberland National Park and lovely unspoilt beaches on the Berwickshire coast. Coldstream town offers good primary schools 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.

## HIGHLIGHTS

- Grade B listed town house
- End-terrace position
- Three spacious bedrooms
- Versatile basement space
- Large garden & private parking

## ACCOMMODATION SUMMARY

Ground Floor: Entrance vestibule, hallway, lounge, kitchen, utility room. First floor: three bedrooms, family bathroom. Basement.

## SERVICES

Mains electricity, gas, water and drainage. Solid fuel stove.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY

Rating E.

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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](mailto: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.