



65 Hillview

Coldstream, TD12 4ED



A Well Considered Family Home In The Town Lying Close To The Primary School And On The Edge Of This Popular Residential Area.

Entrance Hall, Lounge, Family Dining Kitchen, Three Bedrooms And Bathroom. Enclosed Garden. Double Glazing. Gas Central Heating



Situated within close proximity of the local primary school and in easy reach of the town centre, 65 Hillview would be a well-considered purchase for those seeking an affordable and easy to run family home in the town. Equally for those first time buyers looking for a medium-long term home this is a great opportunity; the interior offers nice proportions and some scope for basic cosmetic upgrading, allowing the purchaser to quite easily add their own stamp. The neat garden to the rear is fully enclosed and accessed via patio doors off the family dining kitchen; behind the garden is a large communal lawned area with woodland beyond which is ideal for those with children or pets.

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 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.

HIGHLIGHTS

- Close to local school and amenities
- Easy to run family home
- Well considered first purchase
- Has a proven rental track record
- Enclosed garden
- Family dining kitchen with patio doors to garden

ACCOMMODATION

The neat front garden is bordered by a low level stone wall and has a paved path to the entrance door. The main hallway is light and airy thanks to the glazed panels to either side of the entrance door. Boasting a floor to ceiling window and an outlook to the front, the lounge is of good proportions with plenty of natural light. Arguably the hub of the home lies to the rear of the property with the family dining kitchen offering a great space for entertaining or family dining. Patio doors lead directly to the enclosed garden and there is plenty of room for a large table and chairs/sofas. The kitchen itself is fitted with a range of white wall and base units with useful additional built in storage cupboard. The upper floor hosts three bedrooms all of which benefit from built in storage. Bedrooms one and two are nicely sized doubles whilst the third is a pleasant single. All are served by the bathroom which is fitted with a white suite with tiled surround over the bath and shower. Additional storage can be found off the landing with a built in cupboard and hatch to the attic space.

EXTERNAL

In addition to the front garden, the main area extends to the rear with high fenced surround ensuring good privacy and a secure environment. Currently the garden has a central lawned area with established borders. Access is via patio doors off the dining kitchen as well as a side gate.

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating C

VIEWING

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 £125,000 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.