

Ashgill



Ashgill Hatchednize  
Coldstream, TD12 4LU

£850 Per Month



2 bed



1 public



1 bath



A well-presented detached bungalow occupying an attractive position and enjoying lovely open views. The property offers spacious and well-proportioned accommodation, complemented by low maintenance wrap-around gardens.

Landlord Registration No. 67357/355/10520  
EPC

LARN2504002



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#### 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)

#### ACCOMMODATION SUMMARY

Lounge, Breakfasting Kitchen, Two Double Bedrooms, Shower Room, and Bathroom. Garage

#### ACCOMMODATION

Ashgill is a delightful detached bungalow enjoying lovely open views over surrounding farmland and benefitting from well-maintained wrap-around gardens.

The property offers bright and spacious accommodation, with a welcoming lounge featuring a dedicated dining area and an open fire, creating a warm and inviting focal point. The well-fitted kitchen provides a practical and attractive space with room for casual dining. There are two generously sized double bedrooms, a family bathroom and a separate shower room

#### EXTERNAL

Externally, the property is complemented by low maintenance wrap-around gardens, providing excellent outdoor space and enjoying the surrounding open outlook. An integrated garage offers additional storage and parking.

#### EPC RATING

Band D

#### COUNCIL TAX BAND

Band E

#### LANDLORD REGISTRATION NO

67357/355/10520

#### ADDITIONAL INFORMATION

Rent £850 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing.

Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

Viewings strictly by appointment with Borders Country Lets on 01573 229887.

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Applications closing 12 noon Friday 28th August