



Tweed Haugh  
Coldstream, TD12 4NE

£1,700 Per Month



Tweed Haugh is a bright and spacious property in an impressive plot with views over open fields towards the River Tweed and the village of Carham in the distance.

Entrance Vestibule, Entrance Hall/Dining Room, Family Kitchen with Dining area., Utility Room, WC, Sun Room/Office, Lounge, Three Bedrooms, Bathroom. Dougle Garage. Integrated store. Greenhouse.

Landlord Registration No. 1800486/355/02042 and  
1797787/355/19022  
EPC Band D

LARN2504002



Set in the middle of the village, Tweed Haugh is a bright and spacious property in an impressive plot with views over open fields towards the River Tweed and the village of Carham in the distance.

Birgham is a thriving Borders village known for its strong community atmosphere. Set within attractive countryside between Kelso and Coldstream, the village enjoys a peaceful rural setting with excellent access to nearby town amenities.

- Amenities: Birgham offers a welcoming village environment. A full range of shops, cafés, services, and leisure facilities can be found in Kelso and Coldstream, including access to the nearby Hirsell Estate, a popular local attraction offering woodland walks, a café, and craft workshops.
- Schooling: Primary and secondary schooling is available in both Kelso and Coldstream, ensuring families have convenient access to education within a short drive of the village.
- Population: Birgham is a small village of approximately 300 with a lively community with a strong local identity and close relationships with neighbouring towns and rural settlements.
- Transport Connections: The village benefits from excellent road connections, with Edinburgh and Newcastle both approximately an hour away by car. Rail services on the East Coast Main Line are available at Berwick-upon-Tweed, around 18 miles distant. Birgham is also served by a regular bus route linking the neighbouring towns and providing onward connections to both Edinburgh and Newcastle.

#### ACCOMMODATION SUMMARY

Entrance Vestibule, Entrance Hall/Dining Room, Family Kitchen with Dining area., Utility Room, WC, Sun Room/Office, Lounge, Three Bedrooms, Bathroom. Double Garage. Integrated shed. Greenhouse.

#### ACCOMMODATION

Enjoying stunning open views towards the River Tweed, this well-presented property offers spacious and versatile accommodation in a highly desirable setting. An entrance vestibule leads into a welcoming entrance hall/dining room, ideal for both everyday living and entertaining. The kitchen is well-appointed, featuring an Aga, separate oven and hob, dishwasher, and a fixed dining table within the dining area. A useful utility room with WC and shelved pantry adds further practicality. A bright sun room/office lies off the utility room. The generous lounge boasts a feature fireplace and impressive wall-to-wall windows, flooding the space with natural light and making the most of the spectacular views. The property benefits from a well-equipped bathroom comprising bath, separate shower, WC, and wash hand basin. There are three double bedrooms, including a front-facing bedroom with built-in wardrobes, and two further rear-facing double bedrooms with free standing wardrobes, one of which also benefits a built in wash hand basin.

#### EXTERNAL

Externally, the property is set within large, well-maintained gardens that wrap around the house. A double garage, complete with light and power, provides excellent storage, with direct access to the utility room. There is also an integrated outhouse offering additional storage, along with a further integrated store housing the oil tank. Greenhouse. Ample off street

parking.

Please note the tenants will be responsible for grass cutting and general weeding in the garden. A gardener will visit the property four times a year to maintain and prune trees, shrubs and rose bushes.

#### COUNCIL TAX

Band G

#### ENERGY PERFORMANCE RATING

Band D

#### LANDLORD REGISTRATION NO

1800486/355/02042 and 1797787/355/19022

#### SERVICES

Mains electricity, water and drainage. Oil fired central heating.

#### ADDITIONAL INFORMATION

Rent £1700 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.

Please note the tenants will be responsible for grass cutting and general weeding in the garden. A gardener will visit the property four times a year to maintain and prune trees, shrubs and rose bushes.

The side board in the Entrance Hall/Dining Room and free standing wardrobes in the bedrooms to the rear will be included in the let.

LARN2504002