



9 Hatchednize Farm Cottages  
Coldstream, TD12 4LU

£600 Per Month



9 Hatchednize is a well proportioned, traditional end terraced cottage located a few miles north of Coldstream Town Centre for all local shops, school and local amenities.

Accommodation - Lounge, Kitchen, Downstairs WC, Utility Room, Bathroom, Two Double Bedrooms.

Landlord Registration Number - 35908/355/25570

EPC Rating - C

LARN 2504002



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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)

#### DIRECTIONS

Travelling North from Coldstream on the A697, continue for approx 3 miles, Hatchednize is situated on the side of the main road to the left.

#### ACCOMMODATION SUMMARY

Lounge, Kitchen, Downstairs WC, Utility Room, Bathroom, Two Double Bedrooms.

#### ACCOMMODATION

A timber entrance door opens into a welcoming vestibule, with a glazed internal door leading through to the hall. The newly fitted kitchen with ample base and wall units extends from the front to the rear of the cottage, with space for dining. The lounge is a well-proportioned, comfortable room, featuring two large front-facing windows overlooking the garden. The utility room is situated off the lounge and provides a useful facility housing the central heating boiler and with space for a washing

machine. Off the utility room is a downstairs cloakroom fitted with a white wash hand basin and WC.

A carpeted staircase leads to the first floor landing with a skylight window to the rear. Both bedrooms have open outlooks to the front over the adjoining farmland with the main room being a generously proportioned double room whilst the second bedroom, albeit a little smaller, is still a nicely sized double with built-in storage. The bathroom is fitted with a white suite comprising WC, pedestal sink and bath with shower over.

#### EXTERNAL

A communal lawned area of garden is situated to to the front with parking to the rear of the cottage for up to two vehicles.

#### COUNCIL TAX

Band B

#### ENERGY PERFORMANCE RATING

Rating F

#### LANDLORD REGISTRATION NUMBER

35908/355/25570

#### SERVICES

Mains Water, Gas, Electricity & Drainage

#### ADDITIONAL INFORMATION

Rent £600 per calendar month, plus Council Tax & utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing. The property is offered furnished 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. 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.

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