



Coach House Cottage Market Street
Coldstream, TD12 4BU

£565 Per Month



2 bed



1 public



2 bath



A modern two bedroom, two bathroom property forming part of a quaint cobbled courtyard; conveniently close to the town centre and local riverside walks.

Hallway, Kitchen, Lounge, Downstairs WC, 2 Bedrooms & Family Bathroom

LRN - 87201/355/04210

EPC Rating - C

LARN2504002



Tucked away in a sought-after town centre location, Coach House Cottage offers the perfect balance of convenience and character. Just a short stroll from the local primary school, picturesque town park, and the beautiful Hirsell Estate with its woodland walks and outdoor activities, this home is ideal for those who enjoy both town living and the great outdoors. Everyday essentials are on your doorstep, with shops, cafés, and local services all close by, while excellent transport links make it easy to explore the surrounding towns and the wider Scottish Borders.

LOCATION

Coldstream, often described as the gateway to Scotland, is a historic and picturesque town set on the banks of the River Tweed. The town is well known for its riverside walks and for the nearby Hirsell Country Estate, offering woodland trails, parkland, and open spaces to enjoy. The area is particularly appealing to those who enjoy the outdoors, with local facilities including tennis courts, riding paths, and renowned fishing along the Tweed.

The wider surroundings provide access to a variety of landscapes, from walking routes within the Northumberland National Park to the unspoiled beaches of the Berwickshire coast. Coldstream itself offers a well-regarded primary school, convenient links to secondary schooling, and a range of local shops and services. For those commuting further afield, Berwick-upon-Tweed mainline station is around 20 minutes away by car, providing direct rail connections to both Edinburgh and Newcastle.

ACCOMMODATION

The spacious lounge, set to the front of the property, is fully carpeted and filled with natural light from its large windows, with plenty of room for a dining area to the rear, making it an ideal space for both relaxing evenings and entertaining friends.

The modern L-shaped kitchen is designed with everyday living in mind, offering a good range of base and wall units along with a washing machine, under-counter fridge, electric oven, and gas hob – all ready to use.

A downstairs WC adds extra convenience for guests and busy household.

Upstairs, a bright landing leads to two generously sized double bedrooms, perfect for a couple, small family, or even a home office. The accommodation is completed by a fresh three piece bathroom, fitted with a shower over the bath, hand wash basin, and WC.

ACCOMMODATION SUMMARY

Hallway, Kitchen, Lounge, Downstairs WC, 2 Bedrooms & Family Bathroom

EXTERNAL

While there is no designated garden, the successful tenant can fully enjoy the beautiful surroundings of the property, including scenic walks along the nearby River Tweed, just a stone's throw from the cottage. There is

convenient parking for two cars directly outside the property. Tenants also have the opportunity to personalize the outdoor area with flower pots and plants, creating their own inviting outdoor retreat.

COUNCIL TAX

Band A

ENERGY PERFORMANCE RATING

Rating C

LANDLORD REGISTRATION NUMBER

87201/355/04210

SERVICES

Mains Gas, Water, Electricity & Drainage

ADDITIONAL INFORMATION

The rent for this property is £656 per calendar month, in addition to 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.

Pets considered subject to a higher deposit.

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

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