



12 Parkside
Coldstream, TD12 4DX

£515



VIEWINGS ON HOLD

Two bedroomed semi detached property in a quiet residential area. Fully enclosed front and rear garden.

Bright spacious lounge with window to front and rear, Kitchen, Two Double Bedrooms, Shower Room, very useful walk-in storage cupboard

Landlord Registration No. 507021/026/09031
EPC C

LARN 1903091



2 bed



1 public



1 bath



12 Parkside is a two bedroomed semi detached property in a quiet residential location. The property benefits from low maintenance gardens enjoying good sun throughout the day.

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 and riding with Tweed fishing, walking in the Cheviot Hills and lovely unspoilt beaches on the Berwickshire coast. Coldstream town offers good primary and 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.

GROUND FLOOR ACCOMMODATION

A timber gate opens into a fully enclosed, low maintenance front garden. A timber door enters into an entrance hall with small cupboard housing the electric meter. Walk in cupboard with coat hanging and housing the Potterton Gas Boiler. Carbon monoxide Detector. Smoke detector. Carpeted stairs to upper accommodation and door to livingroom. The livingroom is a good sized bright room with windows to front and rear. Ample power points, 2 central heating radiators, TV Point, Smoke Detector. Electric fire and surround. Door to kitchen which is fitted with wall and base units and stainless steel sink and drainer. Space for cooker, washing machine and fridge freezer. Door to rear garden.

A carpeted staircase leads to upper accommodation.

UPPER ACCOMMODATION

A bright showerroom sits at the top of the stairs. White WC, Washhand Basin and Shower enclosure with Mira Sport Shower. Central Heating Radiator. Bright double bedroom with built in wardrobes and storage overlooking the rear garden, central heating radiator. A further double bedroom to the front, again with built in wardrobes, central heating radiator. Large walk in store cupboard with coat hooks and ample storage.

EXTERNAL

The fully enclosed low maintenance front garden is entered through a small wooden gate and is mainly laid with chips and low maintenance planting. Side gate to fully enclosed rear garden. Again the rear garden is low maintenance being laid with a patio and chipped areas with low maintenance planting. Garden Shed.

COUNCIL TAX BAND

A

MEASUREMENTS

Lounge 5.60m x 3.50m

Kitchen 3.03m x 2.48m

Bedroom (rear) 3.54m x 2.77m

Bedroom (front) 3.62m x 2.75m

Shower Room 2.44m x 1.65m

Storage cupboard 1.83m x 1.56m (at widest points)

LANDLORD REGISTRATION PROPERTY

507021/026/09031

ENERGY PERFORMANCE RATING

C

SERVICES

Mains Gas, Electricity, Water and Drainage.

ADDITIONAL INFORMATION

Rent £515 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. One pet may be considered subject to a higher deposit.

Letting Agent Registration No. LARN1903091

VIEWING

By prior arrangement with Borders Country Lets on 01573 229887. Lines are open until 10pm, 7 days a week.