

LEGAL
HASTIN & S



South Lees, Duns Road

Coldstream, TD12 4DR

Offers Over £440,000





South Lees; an exceptional individually designed home set on an extensive garden plot in a quiet yet convenient location towards the edge of town



Built approximately nine years ago, South Lees is a distinguished, individually designed detached residence, finished to an exceptional standard throughout. Thoughtfully positioned to embrace its beautiful garden plot, the home boasts an array of windows, with each carefully framing the beautifully landscaped grounds beyond.

Enjoying a south-westerly orientation, the property is bathed in natural light for much of the day. A seamless connection between indoor and outdoor living defines this home's design, with an open-plan layout perfectly suited to modern family life — offering generous spaces for entertaining as well as quiet relaxing areas.

At its heart lies an impressive open-plan lounge, dining room and kitchen — flooded with light and beautifully proportioned, this space is enhanced by French doors that extend living effortlessly onto the gardens. The dining area offers ample room for entertaining whilst the kitchen is superbly appointed, featuring an extensive range of bespoke cabinetry including a central island and a full suite of integrated appliances, combining refined aesthetics with everyday practicality.

One of four luxurious en-suite double bedrooms is conveniently situated on the ground floor, providing ideal guest accommodation or a sophisticated principal suite alternative for those seeking ground level living. A peaceful home office offers an inspiring work-from-home environment, equally suited as a cosy snug if desired. Completing the ground floor is a useful cloakroom and well-equipped utility room with internal access to the double garage for added convenience.

A turned staircase features a floor-ceiling window at the half-landing. The upper floor hosts three beautifully presented double bedrooms — each with their own en-suite whilst the principal bedroom also benefits from a large walk in dressing room. Each room has been arranged to maximise light, privacy and storage with the layout lending itself effortlessly to family living, visiting guests, or even boutique-style B&B potential.

The wraparound gardens have been meticulously cultivated to create a richly stocked and captivating environment. Designed to offer year-round interest, established beds and borders provide colour and texture through

the seasons, while raised vegetable beds and substantial greenhouse allow for homegrown produce. A perfectly positioned summer house enjoys the evening sun — an idyllic setting in which to unwind.

Combining contemporary architectural design with carefully considered energy-efficient features, including solar panels, South Lees presents a compelling opportunity for discerning buyers. Whether for families, those relocating, or individuals seeking to downsize without compromise, this is a home that delivers refined, low-maintenance living in an enviable setting.

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) What3words ///roughest.migrants.acrobatic

HIGHLIGHTS

- Individually designed detached residence, built circa nine years ago and finished to an exceptional standard throughout
- Stunning south-westerly orientation with seamless indoor-outdoor living and beautifully landscaped wraparound gardens
- Impressive open-plan lounge, dining and bespoke kitchen forming the light-filled heart of the home
- Four luxurious en-suite double bedrooms, including a versatile ground-floor guest suite
- Energy-efficient design featuring solar panels, double garage, home office,

and superb modern family layout

ACCOMMODATION SUMMARY

Ground Floor - Entrance Vestibule, Hall, Open Plan Dining Room, Kitchen and Lounge, Home Office/Snug, Cloakroom, Double Bedroom with En-Suite and Utility Room.

First Floor - Principal Bedroom with En-Suite and Dressing Room and Two Further En-Suite Bedrooms. Double Garage

SERVICES

Mains services. Double glazing. Gas central heating. Solar panels

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Rating B

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £440,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.



