

HASTIN^{LEGAL}&S



1 Hirsell Place

Coldstream, TD12 4BF

Offers Over £365,000





Beautifully presented three-bedroom detached bungalow set on a desirable corner plot within a peaceful cul-de-sac. Offering spacious, flexible living with a bright conservatory, modern kitchen, master en-suite, stunning landscaped gardens with a summer house, plus a garage, driveway parking and solar panels.



Nestled within a peaceful and well-established cul-de-sac, 1 Hirsle Place enjoys a desirable corner position, offering an excellent degree of privacy and beautifully maintained surroundings. This spacious detached bungalow has been thoughtfully reconfigured to maximise the available living space, creating a versatile and welcoming home perfectly suited to a variety of buyers.

The accommodation is bright and well presented throughout, beginning with a generous lounge that flows seamlessly into an open-plan dining room, providing the ideal setting for both everyday living and entertaining. A stunning conservatory is a real highlight of the home, flooding the space with natural light while offering delightful views across the beautifully landscaped rear garden. The modern fitted kitchen is both stylish and practical, complemented by a convenient utility room.

The impressive principal bedroom benefits from ample fitted storage and a contemporary en-suite shower room, while two further well-proportioned bedrooms provide flexible accommodation for family, guests, or a home office. Completing the interior is a modern family bathroom featuring a spacious walk-in shower.

Outside, the property truly comes into its own. The beautifully landscaped rear garden is a real showstopper, offering a peaceful and private haven to relax and unwind. Nestled within the garden is a charming summer house, currently arranged as a hobby room, where you can enjoy wonderful views across the colourful planting and mature landscaping.

Further benefits include energy-efficient solar panels, off-road parking for two vehicles, and a garage, adding to the practicality and appeal of this exceptional home.

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 Hirsle 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).

HIGHLIGHTS

- Three-bedroom detached bungalow
- Peaceful corner plot setting
- Spacious and flexible accommodation
- Stunning landscaped rear garden
- Bright conservatory with garden views

ACCOMMODATION SUMMARY

Entrance hall, lounge, dining room, conservatory, kitchen, utility room, master bedroom with ensuite, two further bedrooms, family bathroom.

SERVICES

All mains services, gas central heating. Solar panels.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY

Rating D

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.

TENURE

Freehold

MARKETING POLICY

Offers over £365,000 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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



