

HASTIN^{LEGAL}&S



68, High Street, Coldstream

Coldstream, TD12 4DH

Offers Over £185,000



4 bed



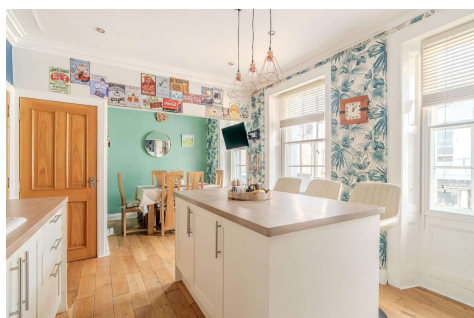
2 public



3 bath



A Traditional And Characterful
Townhouse Which Offers Extremely
Surprising Family Accommodation,
South Facing Garden And Views Of The
River Tweed From The Rear.



Located in the heart of Coldstream, 68 High Street is a deceptively spacious and characterful period home offering generous, flexible family accommodation. Much like a city-centre townhouse, the property provides an adaptable layout, with several rooms that can be tailored to suit a variety of lifestyles.

A particular highlight is the private south-facing garden – a rare and highly desirable feature for this section of the High Street. Beautifully blending contemporary styling with traditional period charm, the home retains many original features including high ceilings, sash and case windows, decorative cornicing and Victorian floor tiling. At the same time, it offers excellent scope for a new owner to personalise and further enhance the property to their own taste.

The thoughtfully designed split-level layout creates a natural separation between the living and bedroom accommodation, while the rear-facing rooms enjoy superb elevated rooftop views across the River Tweed and towards the Cheviot Hills.

As expected from a home of this era, the rooms are impressively proportioned. The bright, dual-aspect lounge enjoys attractive views over the town centre and features a central fireplace, creating a welcoming focal point. Equally impressive is the sociable open-plan dining kitchen, complete with a central island for everyday dining and a generous space for family meals and entertaining. The main landing serves two bright bedrooms, a shower room and a separate cloakroom.

A split-level landing leads to the rear of the property, where two further spacious double bedrooms benefit from excellent built-in storage, alongside a beautifully appointed, fully tiled family bathroom.

Practicality has also been carefully considered. The welcoming ground-floor entrance hall, with its original Victorian tiled floor, provides useful storage and ample space for coats, shoes and everyday essentials.

One of the property's standout features is its delightful south-facing garden. Rarely found on this stretch of the High Street, the enclosed rear garden is accessed via a gated side entrance and is predominantly laid to lawn. Enjoying an elevated sunny position with views to the south, it offers a secure, family-friendly outdoor space that is perfect for children, summer barbecues and entertaining, while also providing plenty of potential for keen gardeners to create their ideal landscape.

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)

HIGHLIGHTS

- Sunny south facing garden
- Generous proportions
- Roof top views to the River Tweed
- Period features
- Versatile layout

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Shower Room, Cloakroom, Four Bedrooms and Bathroom

SERVICES

Mains services. Gas central heating. Secondary glazing.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £185,000 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.