

No 2 Bungalow



No 2 Bungalow

Offers Over £175, 000

Lennel, Near Coldstream

TD12 4EU



Brimming With Potential, This Detached Three Bedroom Bungalow Occupies A Sizeable Garden Plot Offering Endless Opportunities, All Set Within The Picturesque Hamlet Of Lennel Just A Mile From Coldstream



Set within an extensive garden plot, within the pretty and leafy hamlet of Lennel just a short mile along the River Tweed from Coldstream. No 2 Bungalow is a detached three bedroom home brimming with potential.

Offering plenty of scope for modernisation and upgrading, the bungalow provides pleasant proportions with all rooms benefiting from an open outlook over the surrounding grounds. The current configuration of the bungalow comprises of a light filled dual aspect lounge with open fire, dining kitchen which has direct access to the gardens, a bathroom and three bedrooms.

The bungalow sits within the centre of the plot with garden grounds extending to all sides; there is endless opportunity and ample space to extend and develop the bungalow or grounds further (subject to consents).

Enjoying excellent privacy the grounds are well established; a haven for gardening enthusiasts with opportunities to landscape, and plenty of space to grow produce, keep chickens or simply to create a truly magical family friendly environment. A shared driveway gives vehicular access to the rear of the bungalow and currently provides ample private parking with more than enough room to add a garage/workshop or such like if desired. At the rear, the gardens back on to open farmland with far reaching views of the surrounding countryside.

The location of this bungalow is peaceful and idyllic; Lennel is a leafy hamlet located close to Coldstream on the banks of the River Tweed. The bungalow lies within the centre of Lennel with outlooks over some pony paddocks across the quiet lane to the front.

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](#) [///meatballs.ever.routes](#)

HIGHLIGHTS

- Extensive garden plot
- Peaceful hamlet location
- Close to Coldstream
- Endless development and extension potential
- Three bedroom bungalow

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Three Bedrooms and Bathroom.

SERVICES

Mains water, electricity and drainage. Double glazing. Gas central heating.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING

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.

MARKETING POLICY

Offers over £175,000 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.