

LEGAL
HASTIN&S



14 Victoria Place Offers Over £165,000

Coldstream, TD12 4AA



2 bed



1 public



2 bath



Set In A Peaceful And Rarely Available Cul De Sac Just A Stone's Throw From All Local Amenities, This Is A Desirable Semi-detached Home With Large Garden, Garage And Private Drive.

Lounge, Kitchen, Rear Hall With Pantry, Cloakroom, Two Double Bedrooms And Shower Room



Located a short stroll from the town's High Street and all local amenities, Victoria Place is a sought after and rarely available cul de sac, ideal for those seeking a quiet yet highly convenient setting.

This semi detached home occupies a large plot with garden grounds extending to the front and back, with the added advantage of a private driveway and detached single garage.

Offering well-appointed accommodation throughout, this peaceful home presents a great opportunity for families, couples or downsizers alike. The light filled interiors have clearly been lovingly maintained, although there are now some easy opportunities for a purchaser to implement their own upgrades if desired. The sizeable rear garden also creates possibilities for further extension if desired, as some of the neighbouring properties have done (subject to consents)

The ground floor hosts a bright and spacious lounge which affords a pleasant aspect over the cul de sac. Extending off this room, the rear hall gives way to a useful pantry, external door to the gardens and a breakfasting kitchen which commands a garden aspect.

On the upper floor there are two good sized, light filled double bedrooms, one with excellent built in storage, and a well-appointed shower room.

The large gardens are well stocked with plenty of colour and interest; a neat lawned section lies to the front whilst the rear garden offers lots of space for growing produce, although could easily be set to lawn for easy keeping. In addition to the timber garage there is a useful shed and greenhouse.

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 town's 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

- Rarely available cul de location
- Highly convenient for town centre access
- Sizeable gardens
- Private drive and garage
- Well maintained interiors
- Good internal proportions
- Easy opportunities for upgrading if desired
- Space for further extension

ACCOMMODATION SUMMARY

Lounge, Kitchen, Rear Hall with Pantry, Cloakroom, Two Double Bedrooms and Shower Room

SERVICES

Mains Services. Double glazing. Gas central heating.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating D

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 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £165,000 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.