



7 Market Street

Offers Over £165,000

Coldstream, TD12 4BU



3 bed

1 public

3 bath



A Fully Renovated And Particularly Stylish Townhouse Located Close To Coldstream Market Square. Currently Running As A Successful Holiday Let Property But Equally Ideal As A Main Residence





## 7 MARKET STREET

A stylish and fully furnished three-bedroom townhouse, ideally located just moments from Coldstream Market Square, offers the perfect blend of comfort, convenience, and modern living. Positioned within easy reach of local amenities, it provides an excellent base to enjoy everything this vibrant town has to offer. Set across two levels, the home is well-presented and generously proportioned, making it an ideal choice for families or those seeking versatile living space or to continue as a successful holiday let. On the ground floor, the contemporary open-plan layout creates a bright and welcoming hub, perfect for everyday living as well as entertaining. The dual-aspect lounge and dining kitchen are flooded with natural light, enhancing the sense of space. The lounge, with its warm hardwood flooring and inviting atmosphere, is a perfect place to relax, while the sleek kitchen—with high-gloss units, solid block-wood worktops, and integrated appliances—seamlessly combines style and practicality.

A direct connection to the outdoor space encourages effortless indoor-outdoor living, while a handy ground-floor cloakroom, with space for laundry appliances, adds further convenience. Upstairs, the master bedroom enjoys views over Duke Street and benefits from a private en-suite shower room, offering both comfort and luxury. Two further bedrooms overlook the peaceful rear garden, creating a calm retreat for family or guests. All bedrooms are fully furnished with beds, mattresses, and ample storage. Completing the upper floor is a well-appointed family bathroom with a shower-over-bath, designed to balance functionality with modern style.

## EXTERNAL DETAILS

Immediately to the rear of the property, and accessed directly from the dining kitchen, lies a charming walled courtyard shared with the neighbouring home. From here, stone steps lead up to the main private garden, which enjoys an elevated aspect. Thoughtfully landscaped, it features neat lawns, well-established planting, and a variety of inviting seating areas, an ideal retreat for relaxation or outdoor entertaining. Parking is located nearby in the market square.

## LOCATION

Coldstream itself is well known as the gateway to Scotland and is set on the banks of the River Tweed with beautiful walks along the riverside and in the nearby Hirsell Country Estate. Local sports include tennis courts, horse riding and fishing on the Tweed. It also provides easy access to large variety of walks within the Northumberland National Park and lovely unspoilt beaches on the Berwickshire coast. Coldstream town offers a good primary school and easy access to secondary schools, a variety of shops and is well placed for easy commuting to both Edinburgh and Newcastle via the mainline station at Berwick upon Tweed only 20 minutes away.

## HIGHLIGHTS

- Modern décor and presented in turn key condition
- Sunny back garden • Three bedrooms, one en-suite
- Close to Market Square and walking distance to Coldstreams High Street
- Proven track record as a holiday let
- Ideal First Time Buy, with space for growing families
- Convenience of the town centre

## ACCOMMODATION SUMMARY

Entrance Hallway, Open Plan Living Room/ Dining/Kitchen Kitchen, Utility WC, Three Bedrooms (One En-suite), Bathroom

## ADDITIONAL INFORMATION

The property is fully equipped for use as a holiday let, as such the vendor would be willing to negotiate separately on the sale of some of the furniture and fittings if desired.

## SERVICES

Mains services, Gas Central Heating

## COUNCIL TAX

Due to its current use as a commercial holiday let the property is not currently banded for residential council tax purposes.

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £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](mailto: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.