

HASTIN^{LEGAL}&S



36 Dunglass Road Offers Over £155,000

Coldstream, TD12 4FD



2 bed



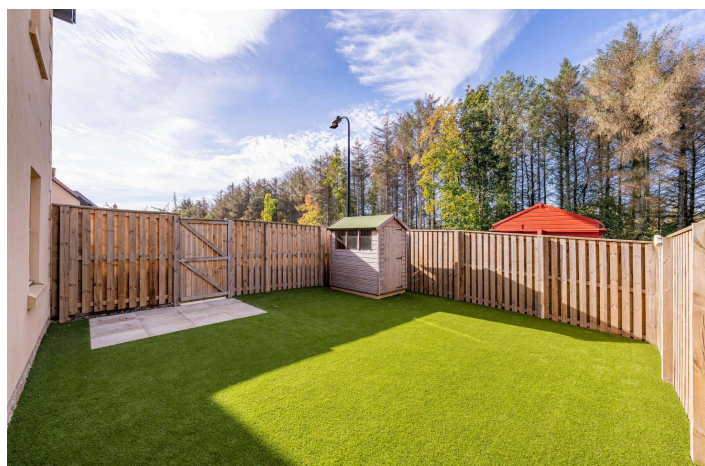
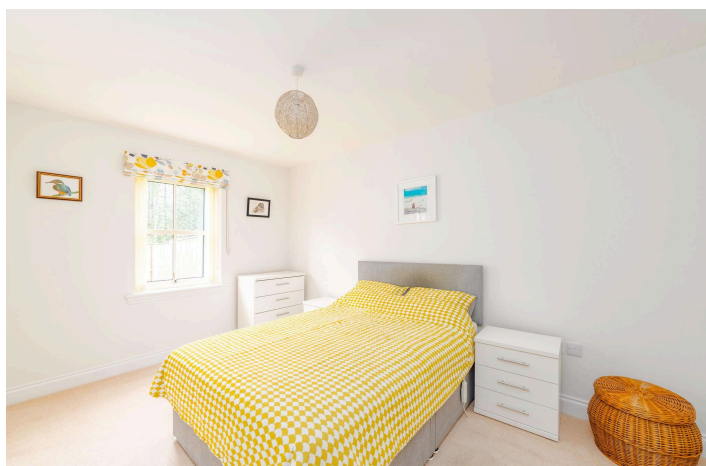
1 public



1 bath



Well Presented Two Bedroom Ground Floor Apartment In Modern Coldstream Development, Featuring Neutral Décor, Private Enclosed Garden And All Category 1 Ratings In Home Report - Ideal For Any Downsizer.



36 DUNGLASS ROAD

Located in a popular and modern development in Coldstream, this well presented two bedroom ground floor apartment offers an ideal opportunity for those seeking to downsize or enjoy low maintenance living. Finished in neutral tones throughout, the property boasts two generously sized bedrooms, both featuring built in wardrobes and a stylish modern shower room. The living accommodation is bright and well proportioned. The apartment benefits from a private enclosed garden, along with plentiful parking for added convenience.

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

- Turn key condition
- Two spacious bedrooms
- Low maintenance lifestyle
- Immaculate home report – All Category 1's
- Private enclosed garden • Energy rating B

ACCOMMODATION SUMMARY

Entrance Hallway, Living Room, Kitchen, Two Bedrooms, Shower Room.

SERVICES

Mains services, electricity and water. Gas central heating, double glazing.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating B

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 £155,000 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.