



Bennecourt Drive
Coldstream, TD12 4BZ



2 bed



1 public



1 bath



A Detached Bungalow Enjoying A Peaceful Setting, Offering Excellent Potential For Modernisation, This Is A Wonderful Opportunity For Buyers To Add Their Own Stamp.



SUMMARY

Set within a popular residential estate in Coldstream, 12 Bennecourt Drive is a detached bungalow offering a comfortable and practical home in a pleasant setting. The property provides well-proportioned accommodation, including two bedrooms, a reception room and bathroom, making it an appealing option for a range of buyers.

The bungalow benefits from gardens to both the front and rear, together with a driveway and garage, providing excellent outdoor space and convenient off-street parking.

The property would benefit from some modernisation, offering buyers the opportunity to make their own improvements and add their own personal style over time. With its detached layout, single-level accommodation and desirable residential setting, this is a property with plenty to offer and an excellent opportunity to create a home to suit individual tastes and requirements.

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, bowls and fishing on the Tweed. It also provides easy access to a 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

- . Ideal for a range of buyers
- . Opportunity to add your own stamp
- . Quiet cul de sac location
- . Front & Rear gardens

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Two Bedrooms and Shower Room.

SERVICES

Mains electricity, gas and water. Double glazing.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

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 6 days a week.

MARKETING POLICY

Offers over £245,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 51, High Street, Coldstream, TD12 4DL, 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.