



62 Hillview
Coldstream, TD12 4ED



2 bed



1 public



1 bath



Situated in a popular residential area just a short walk from Coldstream town centre, 62 Hillview is a two-bedroom terraced home with excellent potential for first-time buyers and young families. Offering a bright reception room, well-proportioned accommodation, and front and rear gardens, it presents a great opportunity to modernise and create a home to suit your own style.



62, HILLVIEW

Situated within a popular residential area just a short walk from the heart of Coldstream, 62 Hillview enjoys a convenient location close to a wide range of local amenities, schools, and transport links. Offering excellent potential, this two-bedroom mid-terraced home presents an exciting opportunity for first-time buyers and small families looking for a property they can modernise.

The accommodation comprises a bright reception room, kitchen, two well proportioned bedrooms, and a family bathroom, providing a practical layout that can be adapted to suit a variety of lifestyles. While the property would benefit from some modernisation, it offers purchasers the perfect blank canvas to create a home tailored to their own taste and requirements.

Externally, the property benefits from both a front garden and a low maintenance rear garden, providing useful outdoor space to enjoy.

Combining a convenient location and generous potential, 62 Hillview represents an excellent opportunity to secure a home with scope to add your own personal stamp. Whether you're taking your first step onto the property ladder, searching for a family home, or looking for an investment project, this property offers plenty of possibilities.

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. 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

- . Excellent first-time buyer opportunity
- . Convenient access to nearby schools and transport connections
- . Fantastic scope for modernisation
- . Bright and practical layout

ACCOMMODATION SUMMARY

Entrance hall, lounge, kitchen. First floor: Family bathroom, two bedrooms.

SERVICES

Mains electricity, gas and water. Double glazing

COUNCIL TAX

Band A

ENERGY EFFICIENCY

D

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 £110,000 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.