



19 Treaty Park  
Coldstream, TD12 4NG



2 bed



1 public



1 bath



Set within the tranquil and picturesque village of Birgham, 19 Treaty Park presents an excellent opportunity for those looking to downsize or find a home that is mobility friendly, with all accommodation arranged on one level for ease and convenience





## ACCOMMODATION

A Peaceful Village Retreat – 19 Treaty Park, Birgham This two-bedroom semi-detached bungalow is beautifully presented in a bright, neutral décor—ideal for those seeking a low-maintenance property or wishing to add their own personal touch. The home offers a sense of light and space throughout, making it feel both welcoming and practical. Upon entering, a generous entrance hallway provides access to all rooms. To the front, you'll find two spacious double bedrooms, both with ample room for furnishings and storage. To the rear, the bright and comfortable living room features patio doors that lead directly to a private, enclosed garden—perfect for enjoying outdoor relaxation or entertaining during warmer months. The kitchen is fitted with a range of wall and base units, offering excellent storage and food preparation space. It is designed with practicality in mind while offering a pleasant view onto the rear garden. The bathroom is equipped with a modern three-piece suite, comprising a bath with shower over, WC, and wash hand basin—well-appointed for everyday use. This is a fantastic opportunity to acquire a manageable and accessible home in a peaceful village setting, just a short drive from Kelso and other nearby towns. With its quiet location, low-maintenance layout, and attractive surroundings, 19 Treaty Park is ideally suited to those seeking a relaxed pace of life in a friendly community.

## LOCATION

The Berwickshire village of Birgham lies some 5 miles down The Tweed from Kelso with a thriving village community and active village community. Educational and sporting facilities and quality shops at nearby Kelso or Coldstream where the Hirsell Estate is a particular attraction. Birgham has good links with Edinburgh and Newcastle an hour by car and the main east coast rail connection at Berwick-upon-Tweed some eighteen miles distant. Birgham also benefits from a regular bus service with connections to both Edinburgh and Newcastle.

## ACCOMMODATION SUMMARY

Entrance vestibule, entrance hallway, Two double bedrooms, Lounge, Breakfasting Kitchen, Bathroom, Off Road Parking, Gardens Front and Rear. oil Fired Central Heating, Double Glazing.

## KEY FEATURES

- Established Cul de Sac Setting
- Off Road Parking

- Flexible Accommodation – Single Level, Ideal For Those With Mobility Issues
- Private Rear Garden
- Peaceful Village Setting

## SERVICES

Mains electric and water. Oil central heating. Double Glazing.

## ADDITIONAL INFORMATION

All integrated appliances, carpeting, blinds, curtain poles and garden shed, as viewed, are included in the sale price.

## COUNCIL TAX

Band D

## ENERGY EFFICIENCY

Rating B

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

## PRICE & MARKETING POLICY

Offers Over £220,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.