



3 Spa Well Drive Offers Over £245,000

Coldstream, TD12 4DB



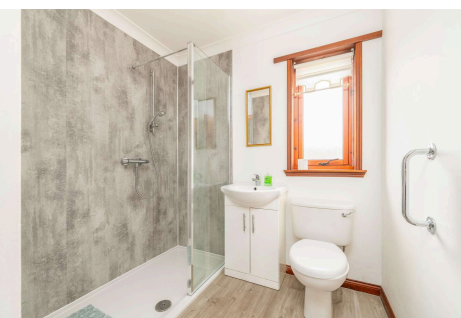
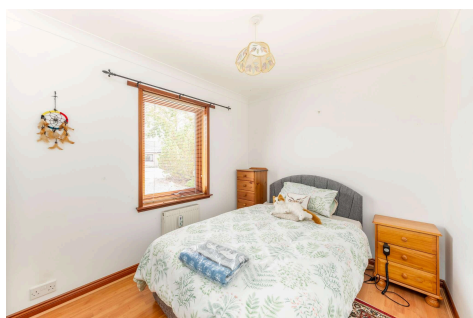
3 bed

1 public

1 bath



3 Spa Well Drive Is A Detached 3 Bedroom Bungalow Within A Well Established And Popular Residential Development Within Easy Walking Distance To Coldstream Town.



ACCOMMODATION

Enjoying a sought-after position within this highly regarded residential area, 3 Spa Well Drive is a beautifully maintained and well-presented detached bungalow. The property occupies an attractive plot with a low-maintenance front garden, a private driveway providing parking for several vehicles, and access to the integral garage with electric up-and-over door. To the rear, a mature garden offers a delightful mix of lawn, shrubs, hedges, and planting, creating a tranquil and inviting outdoor space. Internally, the accommodation is neat and welcoming, clearly cared for over the years, while also offering scope for a new owner to add their own personal touch—for example, updating the kitchen if desired. From the entrance hallway, all rooms are easily accessible. The spacious lounge provides a bright and comfortable living area, with the kitchen positioned directly behind—offering the potential to combine the two and create a modern open-plan layout.

The bungalow features three well-proportioned bedrooms along with a recently re-fitted shower room. The integral garage provides additional storage and the option for utility facilities. Outside, the front garden is designed for ease of maintenance, laid mainly to gravel, while the generous driveway ensures ample off-road parking. The rear garden is a particular highlight, with its mix of lawn, shrubs, and decorative stone, together with a charming summer house that enjoys views across this private and peaceful setting.

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 large variety of walks within the Northumberland National Park and lovely unspoilt beaches on the Berwickshire coast. Coldstream town offers good primary schools 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 Retiree Property
- No Upper Chain
- Single integral garage & driveway
- Level Plot
- Modernised Bathroom
- Easy Walk To Town Centre and Local Facilities
- Highly Regarded Residential Area

ACCOMMODATION SUMMARY

Entrance Hall, Large Lounge, Breakfasting Kitchen, Integral Garage, Three Bedrooms and a newly fitted Shower Room and Garage.

SERVICES

The property has mains water, electric, gas and drainage. Gas central heating. Double glazing.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating C

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///scored.fits.grips](https://www.what3words.com/3qgq-ggqg-ggqg)

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 £245,000 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.