



Nursery House, 4-5 Nursery Lane

Coldstream, TD12 4DE

Offers Over £179,000



3 bed

2 public

2 bath



A Perfectly Placed Townhouse Quietly Set
Onto A Leafy Lane Close To The Town Centre
With A Sun Trap Courtyard Garden

Entrance Hall, Lounge, Dining Kitchen With
French Doors, Shower Room, Three Double
Bedrooms And Bathroom



Nursery House is a charming and deceptively spacious double-fronted period townhouse, ideally positioned on a tranquil lane just moments from the heart of town.

This prime location offers the best of both worlds: easy access to local amenities combined with the peace and privacy of a secluded setting.

One of the standout features of this home is its delightful, south/south-westerly facing courtyard garden — a hidden gem offering a sunny, low-maintenance outdoor space perfect for relaxing, entertaining, or enjoying a morning coffee in peace.

The thoughtfully planned ground floor accommodation includes a welcoming lounge at the front of the property providing a calm and comfortable space to unwind, while the generously sized dining kitchen is a true social hub — complete with French doors that open directly to the courtyard, seamlessly blending indoor and outdoor living. A stylish, well-appointed shower room adds further convenience on this level along with excellent built in storage.

Upstairs, a long and light-filled landing with views over Nursery Lane leads to three generously proportioned double bedrooms, all featuring excellent built-in storage. Two of the bedrooms enjoy pleasant views over the courtyard garden. A modern family bathroom completes the first-floor accommodation.

Perfectly suited to those looking for a characterful home with modern comforts, minimal outdoor upkeep, and a location that combines privacy with everyday practicality.

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 an 18-hole golf course at the Hirsell, 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 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

- Leafy lane location
- Close to the town centre
- Sunny courtyard garden
- Sociable kitchen with French doors to courtyard
- Three spacious double bedrooms
- Shower room and bathroom

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen with French doors, Shower Room, Three Double Bedrooms and Bathroom

SERVICES

Mains services. Double glazing. Gas central heating

ADDITIONAL INFORMATION

All carpets, floor coverings, light fittings and any fitted windows blinds will be included in the sale

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating C

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 £179,000 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.