

HASTIN^{LEGAL}&S



14 Duke Street

Coldstream, TD12 4BW

Offers Over £280,000





A welcoming family home in the heart of Coldstream, 14 Duke Street sits on a characterful and traditional row conveniently positioned off the vibrant main thoroughfare - with beautiful countryside walks and picturesque spots just a stone's throw away.



14 DUKE STREET

Coldstream is a popular choice for those in need of easy access both north and south of the border, and still offers the best of country living with no shortage of local scenic landscapes. Duke Street is a central setting within the town itself, with number 14 a handsome stone built property with an attractive frontage.

Internally, the ground floor has a wonderful flow between the public spaces; with a welcoming entrance, a large living room and dining area enjoying a fantastic dual aspect with views and direct access to the garden. This versatile room would suit a choice of furnishing configurations, with an adjoining door to the bright and streamline kitchen, with a selection of modern cabinetry and counter space and a further glazed door opening out to the garden. From the main entrance hall, useful cloak and boot storage sits to the opposing side, with a ground floor bathroom, and a handy external side access.

Upstairs a further public room lends well as a relaxed and comfortable family room, with two well-appointed double bedrooms also on this level, each with charming retained fireplaces and serviced by a second family bathroom. The upper landing extends to two generous double bedrooms, equally lending well as work or hobby spaces as required.

The garden is a real treat; beautifully landscaped by the current owners and providing plenty of room for family, pets and green fingered enthusiasts alike. Being fully enclosed and level, this private space is largely laid to lawn with a super patio section for hosting friends for al fresco days and nights. Complete with stone fire pit and patio terrace, mature planting provides great screening and colour, with an impressive vegetable allotment and greenhouse, and further outdoor storage.

The property further benefits from a single lock-up garage located a short walk away from the property, just off the Market Square.

HIGHLIGHTS

- Handsome stone built period home

- Excellent room proportions throughout
- Peaceful town and central situation for commuters
- Large enclosed garden
- Great condition throughout
- Adaptable layout
- Single garage for secure parking nearby

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 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.

ACCOMMODATION SUMMARY

Entrance Hall, Living and Dining Area, Kitchen, Bathroom and Storage on Ground Floor. Family Room, Two Double Bedrooms and Bathroom 2 on First Floor. Two Double Bedrooms and Storage on Attic Level. Private Garden with Greenhouse, Patio, Vegetable Allotment, Log Store and Timber Shed

SERVICES

Mains gas, water, electric and drainage. Double glazed.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY

Band D.

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 or requested by email 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.

TENURE

Freehold

MARKETING POLICY

Offers over £280,000 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.



