

HASTIN<sup>LEGAL</sup>&S



9 Dundock Drive

Coldstream, TD12 4FA

Offers Over £245,000







9 Dundock a modern three bedroom house in a peaceful position within this highly regarded development on the edge of Coldstream. Tastefully decorated throughout adding a touch of personality and character.



## 9 DUNDOCK DRIVE

Set within the sought-after Leet Haugh estate; developed by the highly regarded local builders, Hudson Hirsell. No. 9 is a beautifully presented and characterful three-bedroom semi-detached home, offering a harmonious blend of comfort, style, and practicality. The property opens with a welcoming entrance vestibule, ideal for storage and space for a shoe bench, which leads into a spacious, contemporary hallway that sets the tone for the rest of the home. To the right, a cosy lounge benefits from windows to the front and patio doors to the rear, filling the space with natural light and providing seamless access to the garden. On the left, a versatile and stylish dining kitchen serves as the perfect setting for hosting family and friends. The ground floor layout is bright, airy, and full of charm and presented in true move-in condition. Practical touches include a convenient WC, complete with a utility cupboard plumbed for a washing machine.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The master suite enjoys the luxury of a sleek en-suite tiled shower room, creating a peaceful private retreat. A spacious central bathroom completes the upper level, featuring a four-piece suite with bath, tiled shower, basin, and WC. Built by Hudson Hirsell, renowned for their attention to detail and superior craftsmanship. This home represents a fantastic opportunity to become part of a thriving, well-established community.

## 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 paths 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.

## DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///cave.excavated.pest](#)

## HIGHLIGHTS

- Immaculate throughout offering blank canvas
- Easy to maintain garden
- Private parking
- Within walking distance to the primary school
- Easy access to the neighbouring Hirsell Country Estate – popular for walks

## ACCOMMODATION SUMMARY

Entrance Vestibule. Hallway. Living Room. Dining Kitchen. Lower level WC, Three Bedrooms (one with en-suite). Bathroom. Rear Garden. Gas Central Heating. Double Glazing. Designated parking.

## EXTERNAL

The gardens to the rear enjoy sun throughout most of the day, benefit from good privacy and provide a safe space for children and pets. Having been thoughtfully landscaped the garden includes neat lawns, A timber shed providing additional storage and access to the allocated parking spaces (two in total) for the property located to the rear.

## AGENTS NOTE

A factors Fee of £26 per month is payable to the factor for the maintenance of the communal grounds.

## SERVICES

All Mains Services, Gas Central Heating

## COUNCIL TAX

Band D

## ENERGY EFFICIENCY

Rating B

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





