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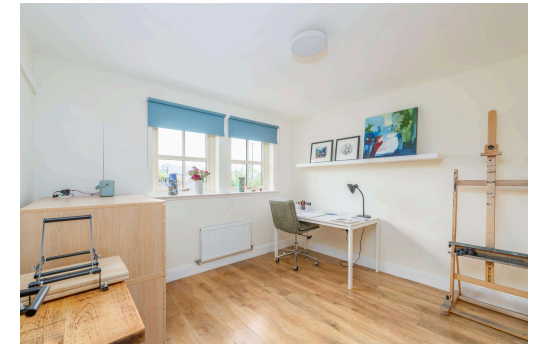


11 Lambton Green

Coldstream, TD12 4EN

Offers Over £365,000





An exceptional detached bungalow occupying a pleasant village green setting within this highly regarded modern development



11 LAMBTON GREEN

Quietly nestled in the far corner of the village green, 11 Lambton Green is an exceptional detached bungalow, finished to an outstanding standard with high-quality fixtures and fittings. Offered in true turn-key condition, this home combines thoughtful design with excellent build quality. The attractive stone façade adds kerb appeal and character, while inside, the property offers all the modern comforts you would expect, including a newly installed Shaker-style kitchen with solid timber doors and quartz worktops, stylish flooring throughout, and underfloor heating in the bathrooms. The bungalow also boasts an impressive energy efficiency rating. Detached bungalows in Coldstream are rarely available, especially those that require no additional work. This property offers a superb opportunity for buyers seeking single-level living or those looking to downsize and relocate closer to town. Accommodation includes three generous double bedrooms, two of which benefit from built-in storage, with the principal bedroom further enhanced by a private en-suite shower room. The home blends modern convenience with practical storage solutions, while the outlook over the central village green adds a charming and tranquil backdrop. Lambton Green is the second phase of this highly regarded development and enjoys a prime position overlooking the central green. Situated on the edge of Coldstream, it remains within easy walking distance of the town centre and also provides excellent access to the nearby Hirsle Country Estate, renowned for its picturesque woodland walks and well-regarded golf course.

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 Hirsle Country Estate. Local sports include, tennis courts, horse riding and fishing on the Tweed. It also provides easy access to a 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.



HIGHLIGHTS

- Rarely Available Immaculate Detached Bungalow
- Direct Outlooks Over the Village Green
- Very Stylish Kitchen & Bathrooms
- Newly Landscaped Gardens And Summer House
- Double Drive
- Walking Distance of the Town Centre
- Easy Access into the Hirsle Country Estate

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Lounge, Dining Kitchen, Bathroom and Three Bedrooms (Master with En-Suite Shower Room)

EXTERNAL

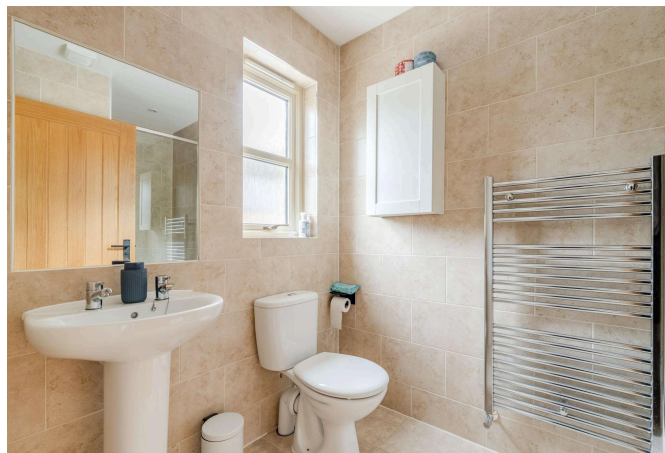
The rear gardens have been thoughtfully landscaped for easy maintenance, while still offering plenty of colour and variety. A large, newly paved patio extends directly from the kitchen's patio doors—perfect for summer dining and entertaining. Beyond the patio, a generous area is laid with decorative pebbles, complemented by raised beds and planted borders. A recently installed summer house provides both a charming retreat and useful storage space. To the side of the bungalow, a timber shed adds further practicality, and the high fenced perimeter ensures excellent privacy and a secure environment. Additional low-maintenance garden space extends to the front and side of the property, featuring decorative pebbles bordered by a traditional stone dyke wall, enhancing the property's character. To the rear, a double-width monoblocked driveway offers ample parking, with a gate providing direct access into the garden—ideal for convenience and ease of use.

AGENTS NOTE

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

SERVICES

Mains services. Double glazing. Gas central heating



COUNCIL TAX

Band E

ENERGY EFFICIENCY

Band 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 £365,000 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.



