



15 Market Square

Offers Over £165,000

Coldstream, TD12 4BD



A Smartly Upgraded Townhouse Located Within The Towns Historic Market Square And Enjoying Easy Access To Lovely Riverside Walks,

Entrance Hall, Lounge With Space For Dining, Kitchen, Utility Room, Three Double Bedrooms And Bathroom



The historic Market Square is a quiet setting which enjoys easy access to some lovely riverside walks around the Tweed Green, with all town centre amenities also within short walking distance.

This smartly upgraded townhouse offers lovely internal proportions and light filled rooms which have all been recently redecorated in contemporary style to provide a desirable home in turn key condition.

The period property presents an excellent opportunity for those seeking a low maintenance residence whilst also offering potential as a weekend bolt-hole with the sunny and sheltered rear garden having been designed for easy maintenance.

The ground floor accommodation offers a well-planned layout with the sizeable lounge extending towards the rear with a pleasant aspect over the gardens. Good built in storage to one wall with a rear door opening to a useful utility room which in turn links to the garden. The ground floor accommodation is completed by the smartly upgraded kitchen to the front with built in gas hob and space for further slot in appliances.

The upper floor hosts three bright and airy double bedrooms which are served by a very well appointed bathroom complete with Jacuzzi bath and separate shower cubicle.

Fully enclosed with timber fencing, the area of garden to the rear catches the sun for much of the day. Laid with decorative stone chips and with ample space for outdoor seating, pot plants etc and with secure gated access from the side.

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.

HIGHLIGHTS

- Lovely setting in the towns Market Square
- Close to picturesque river side walks
- Modernised interiors
- Good proportions
- Low maintenance garden

ACCOMMODATION SUMMARY

Entrance Hall, Lounge with space for Dining, Kitchen, Utility Room, Three Double Bedrooms and Bathroom

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating D

ADDITIONAL INFORMATION

The property is vacant and available with no onward chain

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 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.

MARKETING POLICY

Offers over £165,000 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.