



20 Dunglass Road Offers Over £255,000

Coldstream, TD12 4FD



3 bed



1 public



3 bath



A Beautifully Presented Three Bedroom Semi-detached Home In One Of Coldstream's Most Sought After Locations. Quietly Positioned Towards The Rear Of The Development With A Peaceful Woodland Backdrop, 20 Dunglass Road Has Been Finished To A High Specification By The Renowned Developers Hudson Hirsal, Offering Stylish, Low Maintenance Living With A Range Of Quality Upgrades Throughout.



SUMMARY

Quietly positioned towards the rear of this highly sought-after residential development, 20 Dunglass Road enjoys a peaceful setting with a lovely woodland backdrop, offering both privacy and an attractive outlook. Built by the highly regarded developers Hudson Hirsell, this beautifully presented three-bedroom home has been finished to a high specification throughout and benefits from a number of quality upgrades, including enhanced kitchen and bathroom fittings as well as upgraded internal doors. Presented in excellent, true move-in condition, the property offers bright, contemporary accommodation perfectly suited to modern family living. The welcoming lounge provides a comfortable space to relax, while the spacious kitchen and dining area forms the heart of the home, offering an ideal setting for both everyday family life and entertaining. A convenient downstairs WC completes the ground floor accommodation. Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom served by a stylish en-suite shower room. A modern family bathroom caters to the remaining bedrooms, providing flexible accommodation for growing families, professionals, or those looking to downsize without compromise. Externally, the property benefits from attractive gardens to both the front and rear. The enclosed rear garden enjoys a peaceful woodland backdrop, creating a private outdoor space ideal for relaxing and entertaining. Finished to an exceptional standard and occupying one of the most desirable positions within the development, 20 Dunglass Road presents a fantastic opportunity to acquire a stylish, energy-efficient home in a peaceful yet convenient location.

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 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.

HIGHLIGHTS

- Peaceful position with woodland backdrop to the rear
- High specification finish with quality upgrades throughout
- Excellent move-in condition throughout
- Desirable residential location within Coldstream



ACCOMMODATION SUMMARY

Ground Floor: Entrance hall, lounge, kitchen with dining area, WC. First Floor: Master bedroom with ensuite. Two further bedrooms. Family bathroom. External-front and rear garden.

SERVICES

Mains services, electricity, gas and water. Double glazing.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating B

AGENTS NOTE

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

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 £255,000 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.