



## 41 Priory Hill

Coldstream, TD12 4EB



Ideal Family Home Offering Four Bedrooms  
And Nicely Positioned Within A Popular  
Residential Area.

Lounge, Dining Kitchen, Bedroom Four/Office,  
Three Further Bedrooms And Bathroom.  
Enclosed Garden. Off Street Parking. Double  
Glazing. Gas Central Heating



Positioned to the end of a quiet cul de sac, 41 Priory Hill offers an excellent opportunity for those seeking a family home in the town which is conveniently located close to the local primary school and within walking distance of all other amenities. The property has been extremely well maintained by the current vendors with a number of upgrades including a replacement central heating boiler (2021), external wall insulation and a very smart replacement bathroom. The well-appointed interior offers up to four bedrooms with the fourth bedroom on the ground floor also suitable for use as a home office/play room if preferred. Externally the gardens extend around the property and have been designed for easy maintenance; they are completely secure with a fenced and hedged surround. There are vehicular gates to the rear of the property which can provide useful off street parking but may also offer future scope for the addition of a garage if required (subject to consents).

## LOCATION

Coldstream itself is well known as the gateway to Scotland and has witnessed many historically significant events. The town is set on the banks of the River Tweed and there are many pleasant riverside walks and in the nearby Hirsell country estate. Local sports include an 18-hole golf course, tennis courts, and riding with Tweed fishing, hill walking, curling and National Hunt racing available nearby. Coldstream offers a variety of shops and is centrally placed for access to Kelso, Duns and Berwick. From Berwick upon Tweed, trains take less than one hour to reach either Edinburgh or Newcastle.

## HIGHLIGHTS

- Excellent Four Bedroom Family Home
- Very Smart Recently Installed Bathroom
- The Addition Of External Insulation
- Low Maintenance Gardens
- Option For Off Street Parking
- Close to Local Primary School

## ACCOMMODATION

The entrance hall is a light and airy space which ensures a lovely warm welcome. To the front the lounge boasts large windows overlooking the garden and a feature fireplace which creates a pleasant focal point. Extending to the rear the dining kitchen offers a great range of wall and base units. Windows overlook the rear garden whilst the external door gives direct access. The room provides more than enough room for family /every day dining and further storage is provided by the useful under stair cupboard. Offering a degree of flexibility the ground floor bedroom with front window could also be utilised as a home office or play/family room if preferred. The upper floor hosts three further bedrooms; two good sized double rooms and a smaller single, all of which have useful built in storage . Having been refitted recently, the bathroom is very nicely finished with a modern white suite incorporating a bath with shower over.

## EXTERNAL

The garden to the front has a hedged surround and has been landscaped with decorative pebbles incorporating planted beds/borders. Gates to the side allow access to the rear garden which is mainly laid to patio. The fenced surround ensures good privacy and the timber shed to one corner provides useful storage. Within the rear fence there are vehicular gates which can provide useful off street parking if required.

## SERVICES

Mains services. Double glazing. Gas central heating

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating D

## 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 £150,000 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.