

HASTIN<sup>LEGAL</sup>&S



13 Cospatrick Court

Coldstream, TD12 4EL

Offers Over £245,000





13 Cospatrick Court is a modern three bedroom house in a peaceful position within this highly regarded development on the edge of Coldstream.



### 13 COSPATRICK COURT

Set within the popular Leet Haugh estate—crafted by renowned local builders Hudson Hirsell—No. 13 is a well-presented and charming three-bedroom semi-detached home, offering both comfort and practicality. A welcoming entrance vestibule leads into a spacious, contemporary hallway, setting the tone for the rest of the home. To the front is a cosy lounge, while the rear features a versatile dining kitchen—perfect for entertaining family and friends. The bright and airy layout of the ground floor, combined with neutral décor throughout, provides an ideal blank canvas for any prospective buyer to personalise. Upstairs, the property continues to impress with three well-proportioned double bedrooms. The master suite benefits from a stylish en-suite shower room, creating a private retreat at the end of the day. Built by Hudson Hirsell—well regarded for their high-quality craftsmanship and attention to detail—this home is a fantastic opportunity to join a desirable, well-established community.

### 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 with decorative beds and borders. A timber shed provides additional storage. There is an allocated parking space for the property nearby.

### 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 [///tones.spoon.parsnip](#)

### HIGHLIGHTS

- Immaculate throughout offering blank canvas
- Easy to maintain garden
- Level plot with private parking
- A short walk to the Primary School
- Easy access to the neighbouring Hirsell Country Estate – popular for walks

### ACCOMMODATION SUMMARY

Entrance Cloakroom, Hallway, Dining Kitchen, Lounge, Downstairs WC, Master Bedroom with En-Suite Shower Room, Two Further Bedrooms and Bathroom.

### 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, Double Glazing

### COUNCIL TAX

Band D

### ENERGY EFFICIENCY

Rating 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](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.

### PRICE & 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.



