

HASTIN^{LEGAL}&S



Coach House

Coldstream, TD12 4BL

Offers Over £265,000





Ideal for those in search of a Scottish Borders getaway, this converted coach house is set in a peaceful spot with well-kept and bright accommodation and a super private garden.



THE COACH HOUSE

Quietly positioned to the edge of Coldstream, just a stone's throw from the vibrant High Street filled with local amenities, scenic walks and beautiful countryside, The Coach House is a striking character property with presented in excellent condition with a beautiful private garden.

This delightful home offers spacious and practical living; finished in a fresh, modern décor, in walk in condition - whether enjoyed as a holiday let or as a welcoming main residence, it provides excellent flexibility for a wide range of buyers.

The property boasts three generous bedrooms and a bright, open-plan lower level with dining and seating areas that flow seamlessly towards the south-facing rear garden. The Coach House holds exceptional appeal in its private garden which includes a large stretch of lawn, a sunny patio and private parking.

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 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 good primary schools 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

- Central Location
- Charming Period Property
- Spacious Accommodation

- Stone Built Property
- Parking
- No Onward Chain
- Income Potential

ACCOMMODATION SUMMARY

Entrance, Open Plan Living, Dining Area, Kitchen, Cloakroom WC, Upstairs Three Bedrooms & Bathroom.

EXTERNAL

Private and fully enclosed garden.

SERVICES

Mains water, electricity and drainage. Double glazing. Gas central heating.

COUNCIL TAX

Currently running as a holiday let.

ENERGY EFFICIENCY

Band D.

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 £265,000 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.



