30 Lennel Mount, Coldstream, TD12 4NS

- Detached Bungalow
- Kitchen / Dining Room
- Shower Room
- Gas Heating & Double Glazing
- Ample parking to Front
- 3 Double Bedrooms
- Bright Spacious Living Room
- Conservatory
- Gardens to Front & Rear
- Quiet Cul-de-sac Location

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LOCATION:

Situated in a quiet cul-de-sac on the sought-after Lennel Mount area in Coldstream, this bungalow offers easy access to the High Street and town amenities. Coldstream, known as the gateway to Scotland, provides scenic riverside walks and fishing. The town offers a variety of shops, amenities, and a primary school. It is approximately 15 miles from the East Coast mainline station at Berwick-upon-Tweed and about 9 miles from the historic market town of Kelso, both of which offer an even broader range of facilities.

DESCRIPTION:

An immaculately presented and well-loved detached bungalow enjoys a prime position on a quiet cul-de-sac. Set well back from the road, the home offers privacy, space, and stunning views. The living accommodation is thoughtfully arranged to make the most of its south-facing aspect, flooding the main living areas with natural light throughout the day. The kitchen/dining area and the bright airy living room both offer picturesque views across the rooftops to the Cheviot Hills and Charlie's Monument. To the rear, a generous conservatory opens onto a private south-facing garden, creating a perfect space for relaxing or entertaining. The home offers three bedrooms, with one currently configured as a third bedroom or versatile study, thanks to a clever garage conversion. All bedrooms and the shower room are positioned to the north, ensuring peaceful rest spaces. Presented in clean decorative order, this property is move-in ready with viewing highly recommended.

EXTERNALLY:

This charming property is set back from the road, offering generous block-paved parking, ideal for accommodating the whole family's vehicles. A winding path leads to the front door, weaving through a neatly maintained lawn and framed by mature shrubs that enhance both privacy and kerb appeal. To the rear, the enclosed garden provides a peaceful and private retreat. From the conservatory, step out onto a small patio area, perfect for enjoying your morning coffee or unwinding in the evening, which then opens out onto a spacious lawn, bordered by established planting that adds colour and character throughout the seasons.

SERVICES:

Mains Electric, Gas, Water & Drainage.

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct

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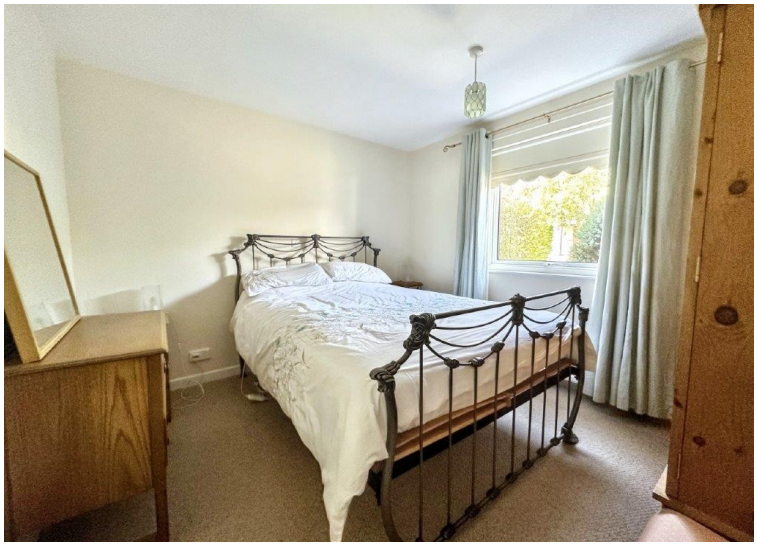

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FLOOR PLAN:

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- VESTIBULE (1.04M X 0.88M)
- BEDROOM 1 (3.17M X 3.04M) not including wardrobes
- KITCHEN AREA (3.53M X 2.67M) at widest
- LIVING ROOM (4.54M X 4.09M)
- SHOWER ROOM (2.08M X 1.63M)
- BEDROOM 3 / OFFICE (4.76M X 2.52M)
- HALL (3.05M X 3.20M) at widest
- KITCHEN / DINING ROOM
- DINING ROOM AREA (2.92M X 2.56M)
- BEDROOM 2 (3.30M X 3.04M)
- HALLWAY FROM KITCHEN (1.47M X 0.81M)
- CONSERVATORY (5.60M X 2.48M) at widest

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