13a Market Street, Coldstream, TD12 4BU



Offers Over £90,000

- Spacious First Floor Flat
- One Double Bedroom
- Shower Room with Laundry Area
- Gas Heating & Double Glazing
- Clean Modern Decor Throughout
- Bright Kitchen/Dining/Living Room
- Walk-in Wardrobe
- Renovated to a High Standard
- Private Entrance Area
- Convenient Town Centre Location

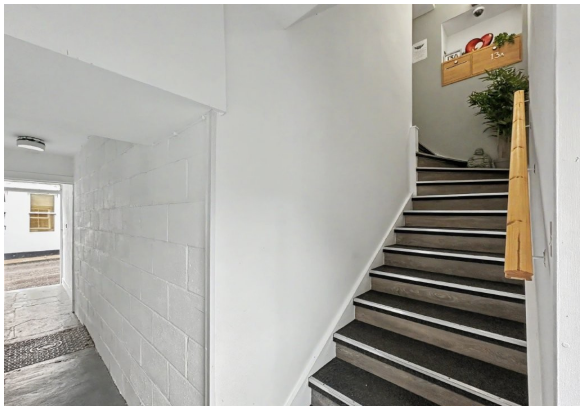
1 | 1 | 1 | EPC C | A

Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

13a Market Street, Coldstream, TD12 4BU









LOCATION:

Ideally situated in the heart of Coldstream, one of the first border towns in Scotland, this location offers an appealing blend of convenience, character and beautiful surrounding countryside. Steeped in history, Coldstream was once home to the Earls of Home, with the historic Hirsel estate providing a wonderful destination just a short distance from the town. The Hirsel is particularly popular for its scenic walks, abundant wildlife and peaceful countryside, as well as its welcoming cafe and collection of independent craft shops. The River Tweed also forms an important part of the local landscape, renowned for its salmon fishing and providing a picturesque setting for enjoying the outdoors. Coldstream itself provides an excellent range of everyday amenities, including local shops, cafes, traditional pubs, a community centre, doctors' and dentists' surgeries and other useful services. Its position close to the Scottish Borders also makes it an attractive base for exploring the wider area, with the Cheviot Hills and surrounding countryside offering plentiful opportunities for walking, cycling and outdoor pursuits. For those requiring further amenities and transport connections, the historic market town of Kelso is approximately 9 miles away, while Berwick-upon-Tweed and its East Coast railway station are approximately 15 miles away, providing convenient links further afield. Together, these nearby towns complement Coldstream's quieter pace of life while ensuring that a broader range of shopping, leisure and transport facilities is within easy reach.

DESCRIPTION:

A stunning one-bedroom first-floor flat situated in the heart of Coldstream, between the High Street and Market Square. The property has been upgraded by its present owner to a high standard and is in walk-in condition throughout. It benefits from gas central heating and double glazing. The property is accessed via a pend serving the flat and the properties behind, with the flat having its own private entrance. The accommodation comprises a bright and spacious living room/kitchen, featuring two windows to the front and a rooflight providing additional natural light. The kitchen has been fitted to make better use of the available space and offers ample storage as well as built in fridge / freezer, oven, hob, extractor and dishwasher. There is a double bedroom with a walk-in wardrobe and a clever feature hidden storage headboard wall. The refitted modern shower room has a small nook which has plumbing for the washing machine. This property is offered in immaculate condition and would make an ideal investment property, holiday home or starter home for a first-time buyer.

EXTERNALLY:

The property is accessed through a shared pend with a private staircase to the front door. Although there is no outside space the property is not far from the Market Square with outside seating and parking.

SERVICES:

Mains Electric, Gas, Water & Drainage.

Interested In Viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

13a Market Street, Coldstream, TD12 4BU













Interested In viewing this property?

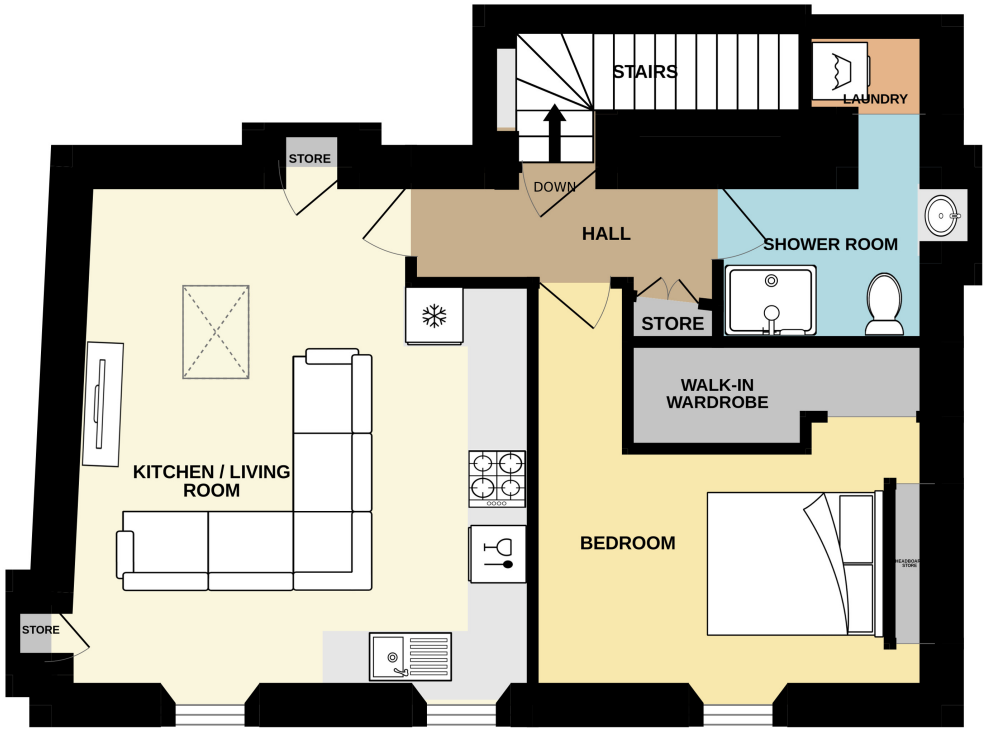
Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

13a Market Street, Coldstream, TD12 4BU

FLOOR PLAN:

FIRST 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.
Made with Metropix ©2026

ACCOMMODATION:

- HALL (3.10M X 0.98M) at widest
- BEDROOM (4.05M X 3.70M) at widest
- SHOWER ROOM AREA (2.17M X 1.71M)
- LIVING ROOM / KITCHEN (5.43M X 4.88M) at widest
- WALK-IN WARDROBE (3.08M X 1.66M) at widest
- LAUNDRY AREA (1.19M X 0.89M)

Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

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 and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.

THINKING OF SELLING YOUR HOUSE?

Book your Free, no-obligation property appraisal & valuation.

Request a home visit for one of our team to thoroughly review your property and provide you with an accurate price.
You can find more information on our website.

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk