21 High Street, Coldstream, TD12 4AP



Offers Over £260,000

- Stone Terraced House
- Family Bathroom
- Kitchen / Dining Room
- Enclosed Walled Garden
- Ample Parking to Rear
- 4 Double Bedrooms
- Lounge & Living Room
- Gas Central Heating
- Double Garage
- Town Centre Location

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Interested In viewing this property?

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LOCATION:

The property is located on the of High Street in the heart of Coldstream. Coldstream is the first Border town in Scotland and the original home of the Earl of Home whose estate, The Hirsel, offers lovely countryside wildlife walks and an 18-hole golf course with bar and restaurant. Coldstream sits just over the Scottish Border to the North of the Cheviot Hills on the River Tweed, renowned for its salmon fishing. Offering a wide range of amenities which include pubs, shops, cafes, Community Centre, doctors and dentist. Coldstream's residents have a really strong community spirit and the town is twinned with Bennecourt in France. Coldstream lies approx. 15 miles away from the East Coast railway station in Berwick-upon-Tweed and approx. 9 miles away from the Borders town of Kelso, both with a wider variety of amenities.



DESCRIPTION:

A commanding stone house characterised by simple symmetry and categorised as a B Listed Building. The property has undergone thoughtful renovations and expansions by its current owner, resulting in a delightful family home. The rear extension houses an open-plan kitchen diner, serving as the central hub for family living, leading to the walled garden/parking area. A convenient utility space connects the kitchen and sitting room, while an additional lounge resides on the ground floor on the other side of the main entrance hallway. Spread across two floors, the property boasts four spacious double bedrooms, complemented by a family bathroom with a separate shower. Modern amenities, including gas central heating and well-proportioned accommodation, enhance the appeal of this centrally located home. Viewing is highly recommended to fully appreciate the space this home offers.



EXTERNALLY:

The property has a small town-garden to the front with a gated pend leading through to the private enclosed garden. The rear walled garden has a patio area direct from the house, a small area laid to lawn, gravelled parking for several cars and a detached double garage.



SERVICES:

Mains Electricity, Gas, Water & Drainage. Category B Listed Building.



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FLOOR PLAN:



GROUND FLOOR 1ST FLOOR 2ND 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:

- HALL (4.86M X 1.05M)
- LIVING ROOM (4.92M X 3.65M)
- KITCHEN / DINER (5.31M X 3.72M) at widest
- BEDROOM 1 (5.05M X 3.29M) at widest
- AIRING CUPBOARD (141M X 1.14M)
- SECOND FLOOR LANDING (2.46M X 1.98M) at widest
- WARDROBE (2.99M X 0.94M)
- LOUNGE (4.88M X 3.27M)
- UTILITY AREA (2.82M X 2.15M)
- FIRST FLOOR LANDING (3.43M X 1.12M)
- BEDROOM 2 (4.22M X 3.80M)
- BATHROOM (2.81M X 2.17M)
- BEDROOM 3 (2.85M X 5.05M)
- BEDROOM 4 (5.03M X 4.42M) at widest

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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.

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