



25 Leet Street, Coldstream, TD12 4BY



- Terraced House
- Spacious Living Room
- Ground Floor WC
- Gas Central Heating

- 3 Bedrooms & Bathroom
- Kitchen / Dining Room
- Large Store / Workshop
- Enclosed Patio Garden



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viewing this property?

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#### LOCATION:

Set in a convenient location in Coldstream; the first Border town in Scotland and the original home of the Earl of Home whose estate, The Hirsell, offers lovely countryside wildlife walks as well as a cafe and craft shops. The town sits on the River Tweed, renowned for its salmon fishing, just over the Scottish Border to the North of the Cheviot Hills, offering a wide range of amenities which include pubs, shops, cafes, Community Centre, doctors and dentist surgeries. Coldstream lies approx. 15 miles 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:

This terraced house has been extended to the rear, creating spacious accommodation throughout. The property offers three bedrooms and would be ideal for those looking to invest and add their own decorative touch, as it requires some internal attention. The well-proportioned living room leads through to a generous kitchen/dining room, which also benefits from a ground floor WC. Upstairs, there are three bedrooms and a family bathroom. Additional benefits include double glazing and gas central heating, with the boiler having been replaced in 2024.

#### EXTERNALLY:

Access to the property is from the pavement at the front. There is a right of access via the neighbour's vennel, leading to the enclosed rear patio garden. This area extends to a small, planted section with established bushes and trees. The patio also runs up the side of a large semi-detached outbuilding, offering excellent potential as a workshop or gym.

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



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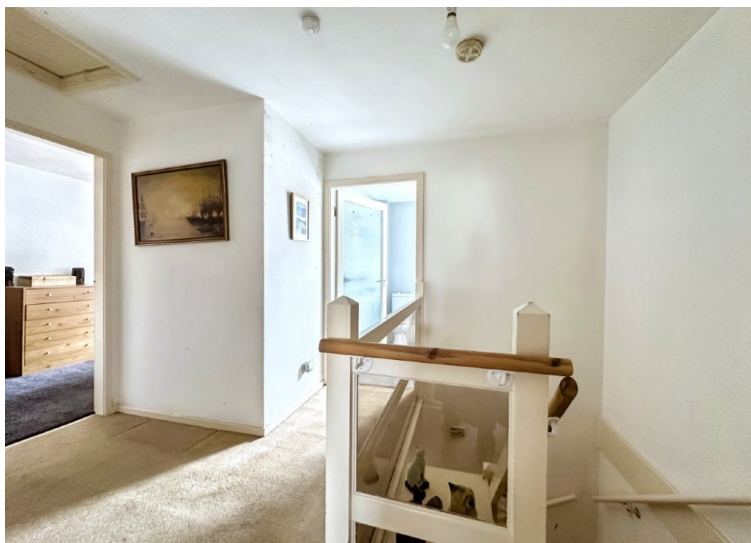
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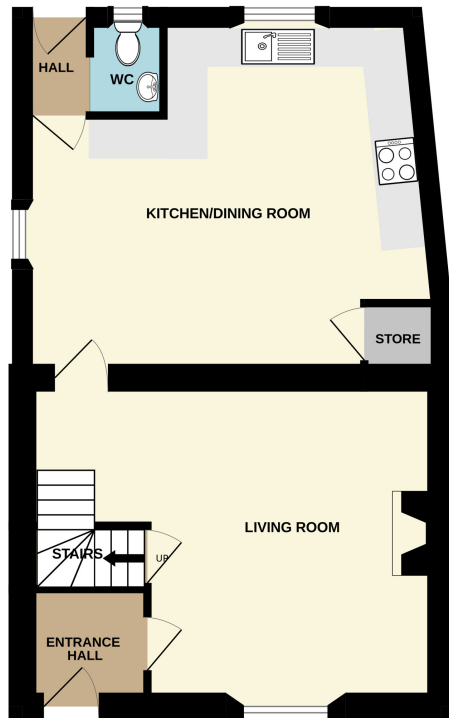




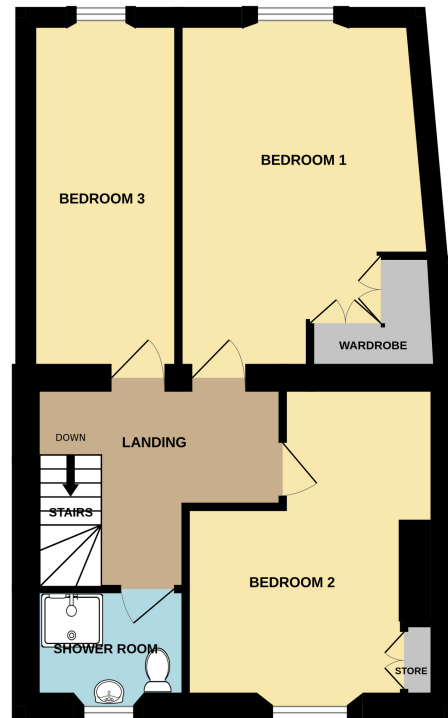
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## FLOOR PLAN:

GROUND FLOOR



1ST 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:

- ENTRANCE HALL (1.79M X 1.69M)
- KITCHEN / DINING ROOM (6.00M X 5.17M) at widest
- WC (1.37M X 1.14M)
- SHOWER ROOM (2.30M X 1.95M)
- BEDROOM 1 (5.18M X 3.35M) including wardrobes
- STORE / WORKSHOP (6.59M X 3.13M)
- LIVING ROOM (6.13M X 4.74M) at widest
- REAR HALL (1.41M X 0.92M)
- LANDING (3.67M X 2.63M) at widest
- BEDROOM 2 (4.79M X 3.23M) at widest
- BEDROOM 3 (5.28M X 2.17M)

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