



44 Bennecourt Drive, Coldstream, TD12 4BY



- Spacious Detached House
- Living Room & Dining Room
- Bathroom, En-suite & WC
- Gas Central Heating & Double Glazing
- Rear Enclosed Garden
- 5 Bedrooms with Fitted Wardrobes
- Dining Kitchen & Integral Garage
- Well-maintained Throughout
- Front Garden & Driveway Parking
- Popular Town Location

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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### LOCATION:

The property lies on the edge of the Border town of Coldstream in which Bennecourt Drive is located. Coldstream is the first Border town in Scotland and the original home of the Earl of Home whose estate, The Hirsell, offers lovely countryside wildlife walks, craft shops and cafe. 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:

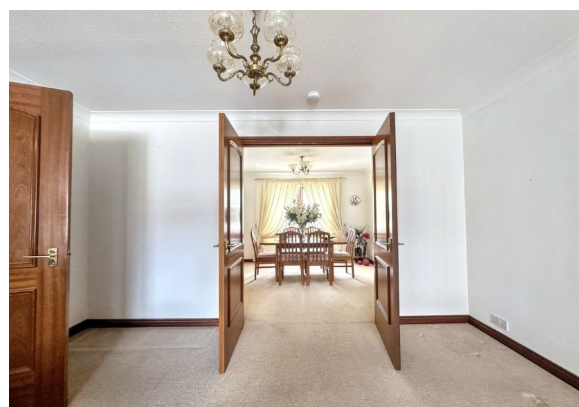
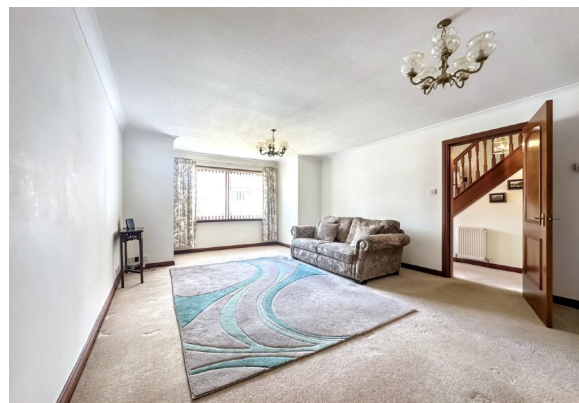
This exceptional five-bedroom detached home is a rare find, being one of only three properties on the exclusive Bennecourt development originally built with five bedrooms. Owned by the same family since it was constructed, the property has been lovingly maintained and clearly cherished over the years. Upstairs, the house offers five well-proportioned bedrooms all with built-in wardrobes, providing plenty of space for a growing family or those needing additional rooms for guests or home offices. The principal bedroom benefits from an ensuite shower room, while the remaining bedrooms are served by a spacious family bathroom. The ground floor is equally impressive, offering spacious and well-connected living areas that flow seamlessly. The living room leads through to a bright and airy dining room, which in turn connects to a generously sized dining kitchen, perfect for everyday family life as well as entertaining. There is also a ground floor WC, additional storage space, and an integral garage providing convenience and flexibility. This is a rare opportunity to own a thoughtfully designed and beautifully maintained home in this popular development. Viewing is highly recommended to fully appreciate the space, layout, and overall appeal this property has to offer.

### EXTERNALLY:

The property is complemented by a neatly presented open front garden, in keeping with the character of this private and well-maintained estate. Mainly laid to lawn, the front garden features a central pathway leading to the front door, with driveway parking that provides direct access to the integral garage. To the rear, the enclosed south-facing garden offers a peaceful and private sanctuary, ideal for relaxing or entertaining. A patio area directly accessible from the dining kitchen creates the perfect spot for outdoor dining. The main garden is laid to lawn, bordered by well-established shrubs and perennials that add colour and structure throughout the seasons. A garden shed is discreetly positioned in the bottom corner, providing useful storage, and there is gated side access to the front of the property for added convenience.

### SERVICES:

Mains Electric, Gas, Water & Drainage.



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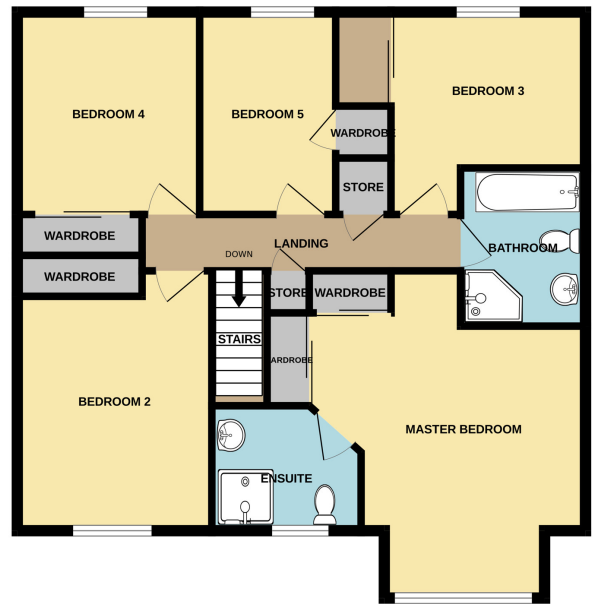
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## FLOOR PLAN:

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:

- HALL (5.04M X 1.09M)
- DINING ROOM (3.33M X 3.23M)
- WC (1.92M X 0.87M)
- MASTER BEDROOM (4.72M X 4.37M) at widest
- BATHROOM (2.54M X 1.98M)
- BEDROOM 5 (3.25M X 2.25M) not including wardrobe
- BEDROOM 2 (4.04M X 2.93M) including wardrobes
- LIVING ROOM (6.10M X 3.98M) into bay window
- KITCHEN / DINING ROOM (5.72M X 3.21M)
- LANDING (5.08M X 0.89M)
- EN-SUITE SHOWER ROOM (2.37M X 1.91M) at widest
- BEDROOM 3 (3.24M X 3.13M) not including wardrobes
- BEDROOM 4 (3.25M X 2.90M) not including wardrobes

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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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your property and provide you with an accurate price.  
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