



5-7 Duns Road, Coldstream, TD12 4DW



Offers Over £295,000

- Terraced Stone-Built House
- Living Room with Open-fire
- Shower Room & WC
- Gas Central Heating
- Garden, Garage & Parking



3



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- Well-Equipped Kitchen
- Sun / Dining Room
- 3 Bedrooms & Bathroom
- Town Centre Location
- Stables with Hayloft & Outbuildings

Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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



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LOCATION:

Set in a convenient location in the heart of 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:

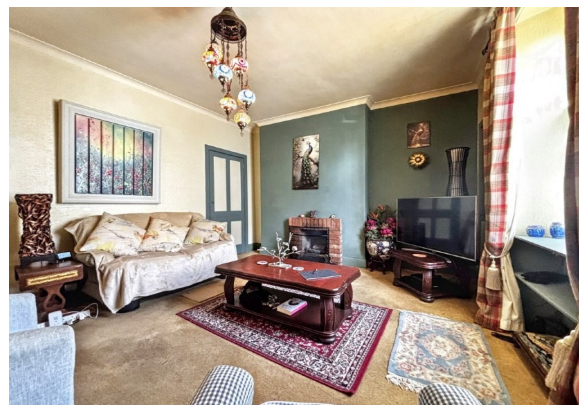
A substantial stone-built terraced home with garden, garage and detached stables. Behind its modest stone facade, this charming three-bedroom terraced house reveals a beautifully spacious and thoughtfully designed home, complete with garage pend parking, a delightful garden, and a pretty brick-built detached stable with hay loft. The interiors have been decorated with sumptuous floral flair, featuring the unique use of high-quality fabrics as wallcoverings, creating a truly distinctive style. At the heart of the property is a luxurious, well-equipped chef's kitchen with a central island incorporating an induction hob. Additional appliances include two dishwashers, a double oven, AGA cooker, integrated fridge freezer, and a freestanding American-style fridge freezer neatly fitted into a recess. The ground floor also offers a welcoming living room with open fire, a bright sun/dining room, ample storage, shower room, and a garage which also serves as a pend through to the garden. Upstairs, the first floor provides three bedrooms, WC, and a bathroom / laundry room, with the convenience of plumbing for a washing machine. This property is full of surprises, combining period charm with unique design and modern practicality. Viewing is highly recommended to appreciate the space and lifestyle this exceptional home offers.

EXTERNALLY:

The property is accessed directly from Duns Road, with an electric roller garage door to the left of the main entrance. This opens into the garage, which also features double doors at the rear, providing access through to a block-paved driveway with parking for several cars. Despite its central location, the property boasts a large, walled, and private garden with a hot tub with fixed gazebo - a true hidden gem. Several useful outhouses adjoin a detached brick-built stable with hay loft. This attractive building offers excellent potential for conversion (subject to the necessary permissions) and could serve as a studio, gym, workshop or annexe.

SERVICES:

Mains Electricity, Gas, Water & Drainage.



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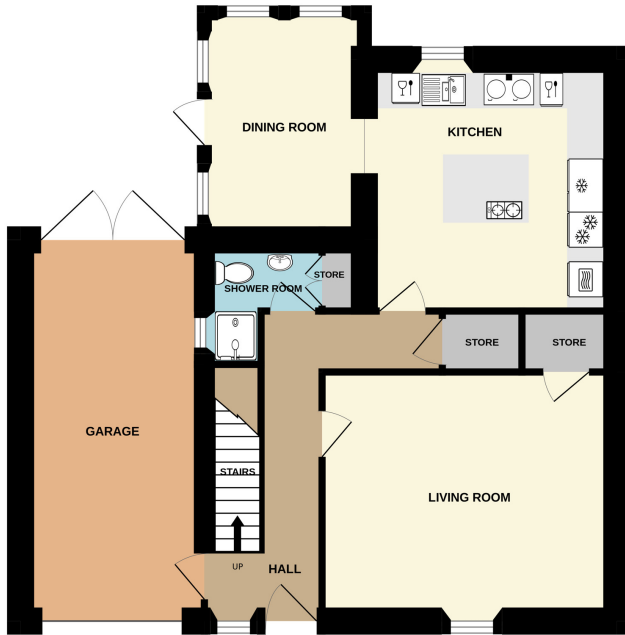
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FLOOR PLAN:

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 (L-SHAPED)
- SHOWER ROOM (2.71M X 2.35M) at widest
- DINING ROOM (3.78M X 2.65M)
- BEDROOM 1 (5.07M X 4.18M)
- WC (1.28M X 0.87M)
- BEDROOM 3 (3.15M X 2.91M)

- LIVING ROOM ((4.89M X 4.13M)
- KITCHEN (4.17M X 4.17M)
- LANDING (6.20M X 2.94M) at widest
- BEDROOM 2 (4.28M X 3.97M)
- BATHROOM (2.81M X 2.92M)

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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.
You can find more information on our website.