



6-7 Luke's Brae, Coldstream, TD12 4BT



- Unique Studio Apartment
- Bright Accommodation
- Lower Level Storage
- Private Location
- Open-Plan Living/Kitchen/Bedroom
- Spacious Shower Room
- Gas Central Heating
- Gravel Pathway/Patio to Front



Interested In  
viewing this property?

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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 Hirsel, 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 quirky and light-filled studio apartment, nestled in a peaceful and private position. This unique studio apartment is flooded with natural light and full of character with access via a lower-level entrance with internal stairs, or by charming external stone steps leading directly to the main accommodation, the property offers both privacy and convenience. The studio itself is bright and airy, with a well-proportioned open-plan layout which easily accommodates combined living, dining, and sleeping areas. A neatly tucked-away kitchen sits in one corner, while a generous separate shower room adds to the practicality of the space. On the lower level there is a covered, gated entrance, featuring a stylish glass brick wall adding to the property's appeal, which also gives access to several useful basement-style storage rooms, ideal for bikes, laundry or hobbies. The studio has a total internal floor area of approximately 56m<sup>2</sup>, with potential to reconfigure or extend the accommodation by incorporating the lower-level stores (subject to necessary permissions). Whether you are looking for a charming home, rental investment or a unique holiday retreat, this characterful studio apartment is full of potential and viewing is highly recommended.

### EXTERNALLY:

The property is accessed via a gated entrance just off Luke's Brae, which serves four residences. The property itself benefits from a private, covered, and gated entrance. Stone steps lead to a small gravelled, strip of land to the front, providing access to the studio door, an ideal spot for a bench or a small bistro table.

### SERVICES:

Mains Electric, Gas, Water & Drainage.



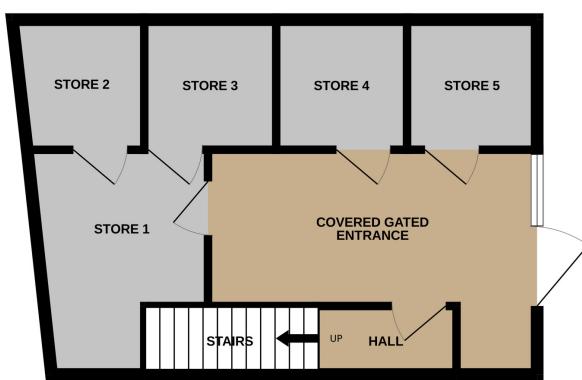
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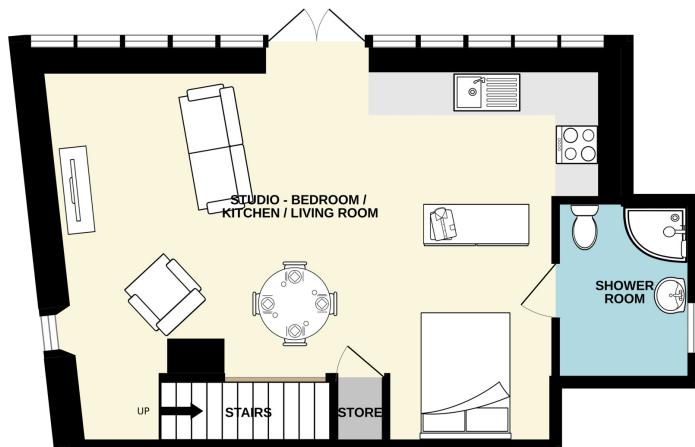


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FLOOR PLAN:



LOWER GROUND FLOOR



GROUND 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:

- GATED COVERED ENTRANCE (4.72M X 2.40M)
- STORE 2 (1.85M X 1.79M)
- STORE 4 (1.85M X 1.83M)
- STAIRS FROM LOWER GROUND FLOOR
- SHOWER ROOM (2.57M X 1.94M)
- STORE 1 (3.12M X 2.86M) at widest
- STORE 3 (1.85M X 1.85M)
- ENTRANCE TO STAIRS (2.00M X 0.97M)
- STUDIO (8.28M X 5.31M) 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.  
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