Helensville, 14 High Street, Coldstream, TD12 4AS



Offers Over £130,000

- Charming first-floor Victorian flat
- Spacious Kitchen / Dining room
- Original Period Features
- Individual Basement Storage
- Secure Communal Access
- Living Room with Bay Window
- 2 Bedrooms & Bathroom
- Gas Central Heating
- Private Rear Garden
- Stunning Views to the Rear

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LOCATION:

Ideally situated in the heart of Coldstream, one of the first border towns in Scotland, this location offers an appealing blend of convenience, character and beautiful surrounding countryside. Steeped in history, Coldstream was once home to the Earl of Home, with the historic Hirsel estate providing a wonderful destination just a short distance from the town. The Hirsel is particularly popular for its scenic walks, abundant wildlife and peaceful countryside, as well as its welcoming cafe and collection of independent craft shops. The River Tweed also forms an important part of the local landscape, renowned for its salmon fishing and providing a picturesque setting for enjoying the outdoors. Coldstream itself provides an excellent range of everyday amenities, including shops, cafes, pubs, a community centre and doctors' and dentists' surgeries. Its position close to the Scottish Borders also makes it an attractive base for exploring the wider area, with the Cheviot Hills and surrounding countryside offering plentiful opportunities for walking, cycling and outdoor pursuits. For those requiring further amenities and transport connections, the historic market town of Kelso is approx. 9 miles away, while Berwick-upon-Tweed and its East Coast railway station are approx. 15 miles away, providing convenient links further afield. With its attractive setting, rich heritage, strong sense of community and excellent access to both countryside and neighbouring towns, Coldstream represents an appealing location for those seeking a relaxed Scottish Borders lifestyle.

DESCRIPTION:

A delightful first-floor Victorian flat, full of original character and charm. This spacious two-bedroom property offers versatile accommodation, including a generous kitchen/dining room that could easily be used as a kitchen/living space, allowing the existing living room to be used as a third bedroom. The property benefits from gas central heating, a fitted kitchen and a bathroom with a shower over the bath. Period features include the original Victorian tenement entry system, sash and case windows, high ceilings and solid four-panel doors complete with original-style doorknobs and panels. The living room features an impressive bay window, while the dining area boasts a beautiful cast-iron fireplace. To the rear, the property enjoys fantastic open views across the rooftops towards the Cheviot Hills. Bright, spacious and full of character, this charming flat would make an ideal first home or holiday retreat.

EXTERNALLY:

To the rear, the property benefits from its own garden area, situated beyond the gardens belonging to the flats above and below. The garden can be accessed directly from the property, with a further exit down onto Duke Street. Offering a blank canvas, this outdoor space presents an excellent opportunity to create a private haven for relaxing and entertaining. The property also benefits from access to a shared basement storage area, which includes a dedicated individual storage area belonging to each flat.

SERVICES:

Mains Electricity, Gas, Water & Drainage.

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FLOOR PLAN:

FIRST 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 (2.12M X 1.98M)
- KITCHEN / DINING ROOM (5.15M X 3.95M) at widest
- BEDROOM 1 (4.00M X 2.99M)
- LIVING ROOM (4.92M X 4.59M) into bay window
- BATHROOM (2.76M X 1.43M)
- BEDROOM 2 (2.69M X 1.99M)

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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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