

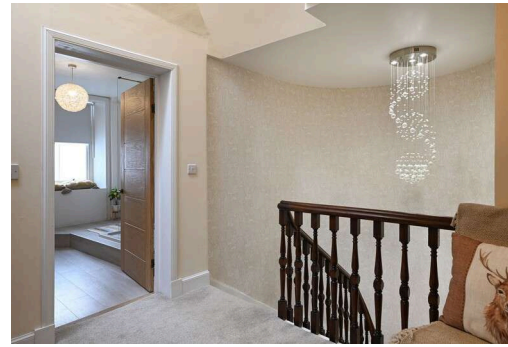
LEGAL
HASTIN & S



29 High Street

Coldstream, TD12 4AP





Set in the heart of Coldstream, this impressively upgraded and renovated townhouse offers an excellent low maintenance home or fantastic holiday let venture



Located in the heart of the town with all local amenities to hand, Thistle Brae is a truly impressive townhouse. Having been fully renovated and modernised in recent years, the interior is especially luxurious with the immaculate presentation offering a true masterclass in interior design. As you would expect from a period property of this nature the proportions are fantastic and with a choice of living spaces, three large bedrooms and two opulent bathrooms, Thistle Brae will suit many including those seeking a low maintenance period home.

The current owners run the property as a successful and high end holiday let with a 5star airbnb rating, making this a fantastic opportunity for those seeking a ready-made holiday let venture with the option also to purchase the furniture and fittings.

LOCATION

Coldstream itself is well known as the gateway to Scotland and is set on the banks of the River Tweed with beautiful walks along the riverside and in the nearby Hirsell Country Estate. Local sports include an 18-hole golf course at the Hirsell, tennis courts, horse riding and fishing on the Tweed. It also provides easy access to large variety of walks within the Northumberland National Park and lovely unspoilt beaches on the Berwickshire coast. Coldstream town offers a good primary school and easy access to secondary schools, a variety of shops and is well placed for easy commuting to both Edinburgh and Newcastle via the mainline station at Berwick upon Tweed only 20 minutes away.

HIGHLIGHTS

- Luxurious & opulent interior
- Successful holiday let
- Excellent low maintenance main home
- In the heart of town
- Easy access to local park and riverside walks

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Lounge, Dining Room, Family Dining Kitchen, Cloakroom, Three Double Bedrooms, Bathroom and Shower Room.

ACCOMMODATION

The warm and welcoming vestibule opens into an lovely reception hall which features the impressive original sweeping staircase that extends to the upper floor. All the living spaces that extend off the hallway feature quality glazed internal doors which allows lots of natural light to flow throughout the entire ground floor. The lounge is accessed via double doors and is a particularly large room with triple windows affording a view to the town beyond, whilst on the far side of the hallway lies the dining room with ample space for formal dining or social get-togethers. This room features an unusual curved wall as well as a large sash window and clever built in storage.

There is also a degree of flexibility with this room lending itself perhaps for use as a second sitting room or ground floor bedroom if desired with a useful WC lying just across the hall. Undoubtedly the hub of this house is the particularly impressive family dining kitchen; this sociable space has been fitted with a great range of on trend high gloss units complete with central island housing the hob and offering further storage below. The sash window on the side of the building features a lovely window seat and the room offers more than enough space for every day dining.

The sweeping staircase leads to a surprisingly large landing with skylight window affording good light. All three bedrooms are beautifully presented, restful spaces, with the main room featuring an impressive triple aspect, whilst bedroom two has the same curved wall as the dining room below. Opposite the landing lie the bathroom and shower room. Both having been impressively finished with no shortage of luxury, the bathroom features a free standing bath, separate shower cubicle plus twin wash hand basins, dual aspect windows and wet wall panelling whilst the next door shower room has been created from a former bedroom, hence its large proportions; again wonderfully finished with great style including a large walk in shower and white suite with built in vanity storage.

EXTERNAL

A small sheltered patio area lies to the side of the building in front of the kitchen window.

SERVICES

Mains services. Gas central heating

COUNCIL TAX

Not currently classified for council tax due to use as a holiday let

ENERGY EFFICIENCY

Rating D

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £245,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.

