



70 High Street

Coldstream, TD12 4DH



2 bed



1 public



1 bath



With A Town Centre Location, 70 High Street Provides An Ideal Opportunity For First Time Buyers Or Downsizees Looking To Purchase A Stone Built Property, With Dedicated Entrance And A Private Garden.



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 good primary schools 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

- High Street Location
- Dedicated Entrance
- Rare For a First Floor Flat – Large Rear Garden
- Charming Period Features
- Spacious Accommodation
- Stone Built Property

ACCOMMODATION SUMMARY

Entrance Hallway. Living Room. Dining Kitchen. Utility Room. Two Double Bedrooms. Shower room. Rear Garden

ACCOMMODATION

Located in the vibrant heart of Coldstream's high street, just steps away from a variety of local amenities, 70 High Street offers a prime location suited to a wide range of buyers; from first-time buyers and investors to those looking to downsize. Upon entering the property, you'll find a spacious entrance hall, perfect for storing coats and shoes. A staircase leads you to the upper floor, where the main hallway connects all the rooms. At the center of the home, the kitchen with a dining area offers a welcoming space for entertaining friends and family. Adjacent to the kitchen, a convenient utility area provides extra storage and practicality. The kitchen, complete with a breakfast bar, has ample room for meal preparation, ideal for cooking enthusiasts. The living room is a cosy retreat with a charming feature fireplace, adding warmth and character to the space. Towards the rear of the flat, two large double bedrooms offer quiet spots to relax and unwind. From the hallway, you can also access a well-appointed shower room with a complete suite. With its central location and versatile layout, this property caters to a variety of lifestyles and needs, making it a great choice for a broad range of buyers.

EXTERNAL

Unlike most first-floor flats, this property boasts a spacious private garden at the rear, offering views out towards the Cheviot Hills. This generous outdoor area is perfect for hosting gatherings, providing a serene and private setting for family and friends. The garden is predominantly laid out lawn and features stone wall boundaries, offering both security and a sense of seclusion. This setup creates an ideal blank canvas for garden enthusiasts who want to add their personal touch. Whether you envision a lush garden with vibrant flowers, a vegetable patch, or a sophisticated patio with outdoor seating, this space has the potential to be transformed. On Street parking is available to the front.

SERVICES

Mains water, electricity and drainage. Double glazing. Gas central heating.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating C

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 £110,000 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.