



7 East Haugh

Coldstream,

Offers Over £345,000



A deluxe detached bungalow positioned within a sought after village location; ideal family home or well suited for retirees seeking a peaceful setting.



7 EAST HAUGH

Positioned within this highly regarded cul de sac, just off the main street of the village, 7 East Haugh is a delightful detached bungalow which has been finished to a wonderful standard. With enclosed and private rear gardens, dedicated parking, the bungalow has plenty to offer. Hudson Hirsell are a well-regarded developer known for low cost energy efficient developments with high end finishings. A handy entrance vestibule provides the ideal area to kick off muddy shoes, at the heart of the home there's a large and inviting open-plan living space comprised of; Breakfasting kitchen, Dining area and living area which is perfect for entertaining family and guests. This well-appointed bungalow provides a spacious accommodation with robust finishes offering the opportunity for someone to acquire a lovely home in a popular countryside village.

LOCATION

Birgham is a thriving village with its popular village pub and restaurant. Educational and sporting facilities and quality shops are nearby at Kelso or Coldstream where the Hirsell Estate is a particular attraction. Birgham has good links with Edinburgh and Newcastle an hour by car and the main east coast rail connection at Berwick-upon-Tweed some eighteen miles distant. Birgham also benefits from a regular bus service between the neighbouring towns with connections to both Edinburgh and Newcastle.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///catching.stormed.licks](#)

HIGHLIGHTS

- Village setting
- Countryside aspect
- Detached family accommodation located in popular residential estate
- Single level accommodation
- Level and private enclosed garden
- Close to Kelso, rail links at Berwick-Upon-Tweed

ACCOMMODATION SUMMARY



Entrance Hallway, Open Plan Living Room/Dining/Kitchen, three Bedrooms (One En-Suite), Family bathroom, Designated rear parking.

ACCOMMODATION

The entrance vestibule welcomes you into this modern bungalow whilst providing convenient storage, walking through the hallway in to what has to be the heart of the home; the open plan Kitchen, Dining, Living area. This social hub is bright an spacious split into three zones. The breakfasting kitchen equipped with modern units and solid worktops is perfect for cooking enthusiasts, the dining and living area offer a spacious and comfortable area to unwind. With an aspect to the rear garden through patio doors, offers a great indoor/outdoor connection. The hallway provides access to three bedrooms including a master suite with en-suite shower room and a family bathroom. The three bedrooms are all well-proportioned, and very accommodating thanks to the single level of the bungalow. Throughout the home there's ample storage solutions including internal cupboards and loft.

EXTERNAL

A real suntrap the rear the enclosed private gardens accessed from the patio doors in the living room, providing a desirable indoor/outdoor flow between the dwelling and garden. Mainly laid to lawn with a patio area, the rear garden is perfect for entertaining family and friends thanks to enclosed fence and privacy, this also adds a layer of security ideal for pet lovers or young families. Conveniently the dedicated parking is located to rear and also provides an area for the bins to be stored. To the front land side a paved walkway provides access around the property with a mature hedge line adding privacy.

ADDITIONAL INFORMATION

The sellers have obtained planning permission to extend the property, providing an additional bedroom and utility room. The plans can be viewed on the Scottish Borders Councils website via the planning portal - ref: 21/01063/FUL

Useful link - Birgham Village Website: <https://www.birghamvillage.com/>

COUNCIL TAX



Band E

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

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 £345,000 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.



