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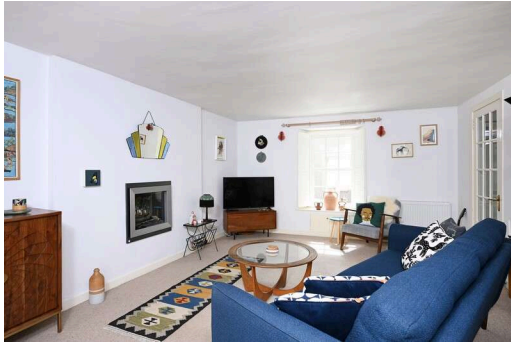


45 Duke Street

Coldstream,

Offers Over £199,995





An extremely attractive stone-built property offering a well-appointed spacious interior and low-maintenance gardens.



45 DUKE STREET

Boasting an extremely convenient location, just a short walk from the town centre, Market Square, and scenic riverside walks, 45 Duke Street is a highly attractive stone-built property. This home offers surprisingly spacious accommodation that has been modernised and maintained to an excellent standard, presenting a move-in-ready condition ideal for couples or families alike. The rear garden is designed for ease of maintenance, featuring terraced sections primarily laid with paving and decorative chips. The top terrace, which captures the best of the evening sun, hosts an impressive timber studio/garden room. This versatile space can be used as a home office, garden room, or studio.

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.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///sounds.blunders.pizza](https://www.what3words.com/sounds.blunders.pizza)

HIGHLIGHTS

- Extremely attractive stone frontage
- Surprisingly spacious interior
- Master bedroom with en-suite
- Lounge with patio doors to garden
- Large Garden/Summer Room
- Low maintenance sunny back garden



ACCOMMODATION SUMMARY

Lounge with patio doors to garden, Dining Kitchen, Two Double Bedrooms (Master with en-suite shower room) and Shower Room complete with under floor heating. Rear Terraced Garden.

ACCOMMODATION

The small hallway features carpeted stairs leading to the upper floor, with the lounge and dining kitchen extending off to either side. Both rooms offer a lovely dual aspect with views over the gardens. The lounge boasts patio doors for direct garden access and includes a contemporary feature fireplace. The spacious dining kitchen provides ample room for family dining and additional seating, if desired. It is fitted with a modern range of units, slot-in appliances, and an external door to the garden. The stairs lead to the upper landing with a rear-facing window. The master bedroom, located above the lounge, also features dual aspect windows and offers plenty of room for free-standing furniture. The en-suite shower room is tastefully finished with fully tiled walls, a modern white suite, and ample built-in vanity storage. Bedroom two, another double room with a window facing Duke Street, benefits from built-in storage. The family shower room, finished in a similar contemporary style to the en-suite, includes a three-piece suite and additional vanity storage.

EXTERNAL

Designed for easy maintenance, the gardens have been primarily laid with decorative paving and chips. Arranged over three levels, the garden features various seating areas and ample space for potted plants and garden furniture. The top tier hosts an impressive detached timber studio, equipped with light and power. Positioned to capture the sun well into the evening, this studio offers an ideal solution for those seeking a work environment separate from the family home.

SERVICES

All mains services, Gas Central Heating

COUNCIL TAX

Band C

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 £199,995 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.



