

LEGAL
HASTIN & S



19 Cospatrick Court

Coldstream, TD12 4EL

Offers Over £240,000





19 Cospatrick Court is a modern three bedroom town style house, set in a peaceful position within this highly regarded development on the edge of Coldstream.



19 COSPATRICK COURT

A modern, energy-efficient townhouse features three bedrooms and is situated in a peaceful location within a highly regarded development on the edge of Coldstream. The property offers a natural palette throughout, providing an ideal canvas for buyers looking to personalise and create a unique family home. The dining kitchen is designed to accommodate modern family life, with a rear doors that open directly into a fenced, family and pet-friendly garden. The garden has been thoughtfully landscaped, including a patio BBQ area at the rear, to maximize the use of space and enjoy sunlight throughout the day.

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 [///bulges.couriers.typed](#)

HIGHLIGHTS

- Extremely good order throughout
- Low Maintenance Garden
- Private Parking Spaces
- A short walk to the Primary School and Local Amenities
- Easy access to the neighbouring Hirsell Country estate

ACCOMMODATION SUMMARY



Entrance hallway, , Dining Kitchen, Lounge , Downstairs WC, First floor Two double bedrooms, Bathroom, third floor Master Bedroom with En-Suite Shower Room

ACCOMMODATION

The entrance hallway includes a convenient ground-level WC and a staircase leading to the upper floors. The bright and neutral sitting room benefits from large sash and case-style windows at the front, adding charm and allowing ample natural light. The family dining kitchen is a lovely, sociable space with room for a dining table and a rear door that open directly onto the garden. The kitchen itself is fitted with a range of contemporary wall and base units, worktops, and tiled splashbacks.

The upstairs landing provides access to two bedrooms and the family bathroom. Both bedrooms feature built-in wardrobes and space for a double bed, making them ideal for growing families seeking more room. The fully tiled bathroom includes modern fixtures and fittings, with a mains-fed shower over the bath. This easy-to-maintain space combines style and practicality. On the third and final floor, the master bedroom with en-suite shower offers the best views across the estate and neighboring countryside, with windows on two sides. This bright room provides the opportunity to create a hotel suite-like master bedroom, complete with built-in wardrobes and space for a dressing area.

EXTERNAL

The gardens to the rear enjoy sun throughout most of the day, benefit from good privacy and provide a safe space for children and pets. Having been thoughtfully landscaped the garden includes neat lawns with a patio to the rear providing a seating area perfect for BBQ's and a spot for al fresco dining. There is an allocated parking space for the property nearby.

SERVICES



Mains services, Gas Central Heating

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating B

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 £240,000 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.



