



## 56 Lennel Mount Offers Over £190,000

Coldstream, TD12 4NS



A Well-maintained Semi-detached Bungalow Is Situated In An Accessible Location Close To The Town Centre, Nestled Within A Highly Regarded Cul-de-sac.



## 56 LENNEL MOUNT

Situated in the well-regarded Lennel Mount estate, just a stone's throw from the main high street of Coldstream, this property offers easy access to local amenities such as butchers, shops, and cafes. Lennel Mount is a sought-after residential area, known for its well-maintained environment and peaceful atmosphere, with plots and properties predominantly consisting of bungalows.

56 Lennel Mount is a spacious two-bedroom bungalow set on a level plot. The property has been well looked after internally, and while it may benefit from some modernisation, it offers a great opportunity to add your personal touch. Externally, the home features well-maintained, private gardens with colourful borders and a mature hedge for added privacy. The integral garage provides additional storage, enhancing practicality. Many homes in Lennel Mount have extended into the loft space to add extra accommodation. Number 56 offers the same potential, thanks to its large, floored loft space.

## 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 [///aunts.cleane.st.planet](https://www.what3words.com/#!/aunts.cleane.st.planet)

## HIGHLIGHTS

- Ideal Retiree Property or Downsize
- Sought After Area
- Close to All Local Amenities
- Private Parking & Garage
- Scope for Future Extension
- Private and Well Landscaped Rear Garden

## ACCOMMODATION SUMMARY

Entrance Hallway, Living Room, Kitchen, Utility Room, Two Bedrooms, Bathroom, Integral Garage, Floored Loft, Front And Rear Gardens And Off Road Parking.

## ACCOMMODATION

The entrance hall welcomes you into this well-kept home. At the front, the living room features large windows that flood the space with natural light, and a central fireplace serves as a focal point. Toward the rear, the breakfasting kitchen provides a practical area with fitted wall and base units, and an adjoining utility room offers additional convenience for laundry and access to the integral garage. The property includes two double bedrooms, both with fitted wardrobes, providing an ideal retreat. The central bathroom is equipped with a three-piece suite with shower over the bath. While the bungalow could benefit from general modernisation, it offers well-proportioned rooms and a solid foundation for creating your ideal home.

## EXTERNAL

To the front, a mainly gravelled low maintenance garden with pathway, driveway and garage. The gravelled garden extends to the side of the property providing a suitable area to extend the driveway. To the rear the enclosed garden has been well maintained with a Planted colourful border and a hedge to the rear for added privacy. Ideal for pet lovers or children to play safely in the garden. A patio area also creates a lovely zone for outside seating.

## SERVICES

Mains services, Gas Central Heating. Double glazing.

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £190,000 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](mailto: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.