



Thistle Nook

Offers Over £145,000

Coldstream, TD12 4AP



An Exceptional Boutique Inspired Cottage;
Fully Converted And Renovated To Provide A
Luxurious Level Of Living



THISTLE NOOK

Quietly nestled away into a private yet central position, Thistle Nook is an exceptional cottage style property which has been fully converted and renovated to a truly impressive standard. With the boutique inspired styling, the property offers a true masterclass in interior design, with a luxurious level of finish, and extremely tasteful fixtures and fittings throughout. Offering obvious potential as a ready to go, high end holiday let investment, the property would also make a fabulous weekend lock-up-and-leave or a perfectly placed main residence for those looking for a conveniently placed, low maintenance home.

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 [///zoom.gathers.procures](https://www.what3words.com/zoom.gathers.procures)

HIGHLIGHTS

- Boutique inspired design
- Sophisticated interior and detailing
- Excellent high end holiday let
- Perfect lock up and go weekend home
- Town central
- Low maintenance main residence
- Luxurious level of living

ACCOMMODATION SUMMARY

Kitchen open plan to lounge, Shower Compartment, Double Bedroom Suite with roll top bath and separate WC.

ACCOMMODATION

Excellent use of space has been used on the ground floor to maximum effect, coupled with a sophisticated and tasteful presentation. The flow between the kitchen and open plan lounge with dining area works perfectly and fits well with the modern style of living. The kitchen area is fitted with an excellent range of light coloured units with fully integrated appliances and good worktop space. The lounge has a cosy, homely ambience with a log effect stove to one corner, double windows and an open staircase extending to the upper floor. Finally on the ground floor there is a very useful shower compartment located off the small entrance hall.

complete with vaulted style ceiling and exposed beams, Windows to the side as well as two velux's afford an excellent flow of natural light. A free standing roll top bath lies within the room with well-considered recessed lighting options, whilst a small WC compartment extends off the bedroom area.

SERVICES

Mains water, electricity and drainage, Double glazing. Electric heating.

ADDITIONAL INFORMATION

Furniture can be available by separate negotiation

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating D

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 £145,000 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.

The entire upper floor is occupied by the impressive bedroom suite