

LEGAL
HASTIN & S



10 Duke Street

Coldstream, TD12 4BW

Offers Over £250,000





Three-storey attractive stone-built property offering a well-appointed spacious interior and low-maintenance gardens and a large workshop with potential for future development.



10 DUKE STREET

Offering an exceptionally convenient location, just a short walk from the town centre, Market Square, and scenic riverside walks, 10 Duke Street is a highly attractive stone-built family home spanning three floors. Fully refurbished within the last 10 years, this character-filled property boasts a spacious layout, featuring a large dining kitchen on the ground floor that is perfect for entertaining. The bold décor and newly fitted bathroom ensure the home is in turn-key condition. Externally, the property includes a desirable courtyard area and rear parking—an attractive feature on Duke Street. Additionally, a large stone-built barn/workshop at the rear offers an ideal opportunity for further development (subject to planning) or serves as a convenient workspace for storage or hobbies. 10 Duke Street presents a rare opportunity to purchase a substantial family home in the heart of Coldstream.

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 [///rules.lotteries.nibbles](#)

HIGHLIGHTS

- Stone built offering Character & Charm
- 4 Bedrooms
- Peaceful Town and Central Location
- Enclosed Garden • Accommodation over 3 Floors
- Large Dining Kitchen Perfect For Entertainment

ACCOMMODATION SUMMARY

entrance hallway, dining kitchen with office area to rear, utility room, downstairs bedroom with shower room, living room, three further double bedrooms, bathroom, rear patio, outbuilding, garden and off road parking.

ACCOMMODATION

The spacious entrance hall warmly welcomes you into a bright and functional space, offering access to a large kitchen/dining room and a lower-level bedroom with an en-suite bathroom. The kitchen is both bright and expansive, featuring ample prep space—perfect for family gatherings. Toward the rear, a vaulted ceiling with skylights and patio doors floods the area with natural light, creating a versatile space ideal for seating or a home office. Adjacent to the kitchen, a practical utility room with abundant storage serves as a convenient laundry area. The first bedroom on this level is a generous double room with an en-suite shower, making it an ideal guest suite or a comfortable space for someone with mobility needs. A staircase leads to the first floor, where a large living room with dual-aspect windows offers a welcoming area to unwind. The herringbone-style flooring adds a touch of sophistication to the room. Also on this floor is a recently modernized family bathroom, complete with a separate shower enclosure and a panelled bath. The modern tiled bathroom is well-proportioned for the size of this family home. A second bedroom, located just off the hallway, is a spacious double room that features built-in wardrobes for additional storage. On the third and final floor, two additional double bedrooms, including the master suite, provide the best views in the house thanks to the elevated position.

EXTERNAL

With convenient on-street parking at the rear of the property, barn-style doors lead to a charming stone-built outbuilding. The structure boasts exposed beams and vaulted ceilings, which reflect the building's historic character. Currently used as a workshop, this spacious area offers an excellent opportunity for development, whether into a self-contained unit or a large garage/workshop. Additionally, the workshop provides access to an enclosed, walled garden. Featuring a newly laid patio, this

lovely space is perfect for entertaining family and friends, while also offering a secure environment for young children or pets. Accessed from the patio doors in the kitchen a patio area with raised bed and access to the outbuilding provides a great area for alfresco dining,

SERVICES

All Mains services, Gas Central Heating, Double Glazing

COUNCIL TAX

Band D

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 £250,000 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.



