



Flat 8 The Old Seed Mill

Coldstream, TD12 4DG

Offers Over £80,000



8 The Old Seed Mill Is A Well-positioned C Listed First Floor Apartment Which Is Located Within The Old Corn Store Which Has Been Developed Into Apartments, Located Just Off The Town's Main Street. Ideal For A First Time Buyer Or Investment Purchase



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 good primary schools 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.

HIGHLIGHTS

- High Street Location
- Communal Entrance
- Lovely Views
- Charming Period Features
- Spacious Accommodation
- C Listed Stone Built Property

ACCOMMODATION SUMMARY

Entrance Hallway. Living Room. Kitchen. Two Double Bedrooms. Bath room. Balcony

ACCOMMODATION

Flat 8, The Old Seed Mill is a well-positioned first-floor apartment located just off the town's main street. Ideal for a first-time buyer or investment purchase, this surprisingly spacious apartment features two double bedrooms and a lounge with doors leading to a small balcony.

It offers modern accommodation close to local shops and amenities. Entry is via the main door with a security entry phone system, granting access to the public hallway. Apartment 8 is situated on the first floor. The lounge is a sociable and light-filled space with room for a dining table and chairs. It boasts wonderful views of the neighbouring town and countryside from its elevated position, and the small balcony offers a pleasant outlook over the Church. The kitchen is fitted with a range of units and worktops, providing ample space for kitchen appliances and furnishings. Both bedrooms are bright and spacious, enjoying similar lovely views as the lounge. The family bathroom features a white three-piece suite, including a WC, wash basin, and bath.

DIRECTIONS

What3words gives a location reference which is accurate to

within three metres squared. The location reference for this property is [///digits.awoke.mentioned](https://www.what3words.com/digits/awoke/mentioned)

SERVICES

Mains water, electricity and drainage. Double glazing. Gas central heating.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating C

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

TENURE

Freehold

MARKETING POLICY

Offers over £80,000 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.