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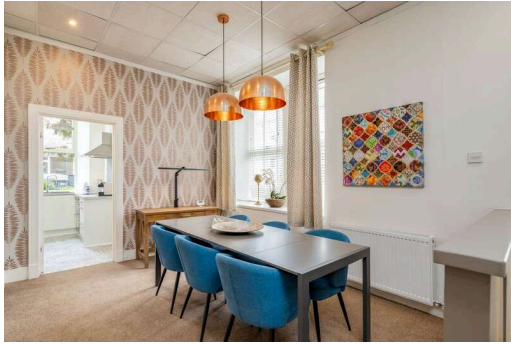
No 6.
The Beehive

The Beehive, 6 Victoria Street

Coldstream, TD12 4AD

Offers Over £105,000





SELLERS COMMENT:

*"After a long career internationally in Interior Design and as an Artist, this apartment is a distillation of many of my experiences, and showcases some of my favourite elements of design. It may not be the jewel in my crown but it is certainly the final little sparkler."
Terry Howson."*



An exceptional boutique apartment; fully converted and renovated to provide a luxurious level of living

THE BEEHIVE

Nestled just off the high street in a peaceful cul-de-sac, yet still in a prime central location, The Beehive is a stunning ground-floor apartment that has been meticulously converted and renovated to an exceptional standard. Every detail reflects the expertise of the seller, an experienced interior designer, resulting in a masterclass of boutique-inspired styling. The property boasts a luxurious finish, with tasteful fixtures and fittings throughout. With its high-end design, The Beehive is a turnkey investment opportunity as a premium holiday let. It also serves as an ideal weekend retreat or a perfectly situated main residence, offering low-maintenance, single-level living for both young professionals and retirees alike.

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 [///squirted.seats.staring](#)

HIGHLIGHTS

- Boutique inspired design
- Sophisticated interior and detailing
- Excellent high end holiday let

- Perfect lock up and go weekend home
- Town central with Parking
- Luxurious level of living

ACCOMMODATION SUMMARY

Kitchen, Open plan lounge and dining, Shower room, Double Bedroom, Dressing Room, Designated parking

ACCOMMODATION

Originally the post office sorting room, this space has been brilliantly transformed to maximize both space and functionality, all while exuding a sophisticated and tasteful charm. The seamless flow between the kitchen and the open-plan lounge/dining area perfectly aligns with modern living. The kitchen is equipped with an impressive range of light coloured units, complemented by high-end Smeg appliances, including an electric hob, double oven, and fully integrated fridge freezer, along with ample worktop space. The lounge area offers a cosy, inviting atmosphere, enhanced by patterned wallpaper that creates a calming ambiance, while large Georgian windows flood the room with natural light. From the kitchen, an inner hallway leads to a practical shower room featuring contemporary fittings. Accessible from the dining area, a walk-through leads into a spacious dressing room, providing an exquisite area to get ready, providing plenty of storage from the wardrobes and drawers. This space flows into an impressive bedroom, where a library ladder adds character and functionality to the storage wall, which doubles as a design feature. The high ceilings contribute to a sense of openness, while the décor maintains a warm, cosy feel. A large side window ensures an excellent flow of natural light throughout the room.

EXTERNAL

Located to the side of the property, there is an area of ground where the property has the right to park a vehicle.

SERVICES

Mains water, electricity and drainage, Single glazing. Air Source Heat Pump.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

tbc

TENURE

Freehold

VIEWING & HOME REPORT

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 £105,000 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.

