



23 Leet Street

Offers Over £90,000

Coldstream, TD12 4BJ



2 bed



1 public



1 bath



With The Town Centre A Stone's Throw Away, 23 Leet Street Provides An Ideal Opportunity For First Time Buyers Or Downsizers Looking To Purchase A Stone Built Property, With Dedicated Entrance And Close To Towns Amenities.



23 LEET STREET

23 Leet Street positioned just off the towns traditional Market Square. From here there is easy access to all amenities on the High Street as well as The Tweed Green and some lovely riverside walks. This first floor apartment presents a great opportunity as a first time purchase for a spacious two bedroom apartment or as a buy to let, holiday rental investment or a perfect weekend bolthole.

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 tennis courts, horse riding paths 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 [///drooling.nags.mixing](https://www.what3words.com/drooling.nags.mixing)

HIGHLIGHTS

- Central Location
- Dedicated Entrance
- Charming Period Features
- Spacious Accommodation
- Stone Built Property

ACCOMMODATION SUMMARY

Entrance Hallway. Living/Dining Kitchen. Two Bedrooms. Bathroom. Floored Loft

ACCOMMODATION

23 Leet Street exudes period charm and quirky character. A private entrance leads you into an inviting internal hallway. At the heart of the apartment, the open-plan kitchen, dining, and living area creates a welcoming space for both dining and entertaining, enhanced by windows at the front and rear that flood the room with natural light. The recently modernised kitchen features a stylish array of wall and base units, providing ample prep space for culinary creations. An original fireplace serves as a charming focal point, retaining its character even though it has been tiled over. The apartment includes two bedrooms, with the master offering



generous space for furniture. The second bedroom, while smaller, boasts a large walk-in cupboard with a window, perfect for storage. The modern bathroom, adorned with blue tiles, combines contemporary style with character, and the easy-to-maintain suite adds convenience. A Ramsay ladder grants access to a spacious loft area with original floorboards, presenting an excellent opportunity for further development, subject to planning. With its central location and versatile layout, this property is ideal for a variety of lifestyles, making it a fantastic choice for a wide range of buyers.

EXTERNAL

On street parking is available.

SERVICES

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

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 £90,000 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.