

1 Rosybank



1 Rosybank Cottage

Coldstream, TD12 4AZ

Offers Over £185,000







An extremely attractive stone-built property offering a well-appointed home with Riverside views, An ideal Holiday Home or investment interior and low-maintenance gardens.



## I ROSYBANK COTTAGES

Offering an exceptionally rare location with river views, scenic riverside walks, and just a short stroll from the town centre, Rosybank on Tweed Road is a highly attractive stone-built home. It offers surprisingly spacious accommodation that has been modernised and maintained to an excellent standard, making it move-in ready and ideal for couples or investors. Currently operating as a successful holiday let, the property presents an opportunity to purchase a ready-made business, with furniture available by separate negotiation. This charming riverside house features a unique two-bedroom layout, with both bedrooms benefiting from en-suite facilities. The ground floor provides an open-plan social space, perfect for entertaining and enjoying the riverside views. The elevated position offers stunning vistas across the River Tweed, the town, and the surrounding countryside, with views extending towards the Cheviots. A southeast-facing orientation allows natural light to fill the rooms. Recent work carried out by the sellers has revealed the property's original stonework, showcasing its period charm.

## 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 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 ///dean.redefined.pothole

## HIGHLIGHTS

- Stone built offering Character & Charm
- 2 Bedrooms Both With En-Suites
- Peaceful Town and Central Location
- Enclosed Shared Garden
- Riverside Views
- Open Plan Dining/Kitchen/Living

## ACCOMMODATION SUMMARY

Entrance into open plan Living, Dining, Kitchen, Understair WC, Two Double bedrooms both en-suite, courtyard to rear with shared access. Gas Central Heating, Double Glazing

## ACCOMMODATION

The front door opens into the open-plan living/dining/kitchen area, a bright and functional space that offers a cosy spot to unwind and entertain guests. The recently re-fitted kitchen features shaker-style doors and plenty of storage, while maintaining the property's character. There is also access to a large kitchen/dining room and a convenient lower-level WC under the stairs. The stairs lead to the upper landing, where a large window fills the space with natural light, offering a glimpse of the surrounding riverside and town. The master bedroom, located above the lounge, boasts dual-aspect windows to the front and side, providing plenty of natural light and ample space for freestanding furniture. The en-suite shower room is tastefully finished with fully tiled walls, a modern white suite, and plenty of built-in vanity storage. Bedroom two, another spacious double room with a window overlooking the riverside, also benefits from its own en-suite shower room. Both upstairs bedrooms are well-proportioned and each enjoys a view of the river.

## EXTERNAL

To the front there's a small area of patio with a border wall and fence offering added security. Parking is available at the square which is a short walk from the property.

## SERVICES

All Mains services, Gas Central Heating, Double Glazing

## COUNCIL TAX

Currently operating under small business rates

## ENERGY EFFICIENCY

Rating D

## TENURE

Freehold

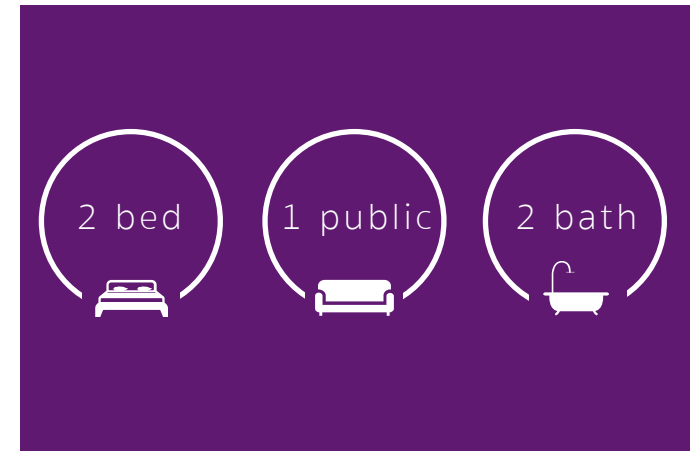
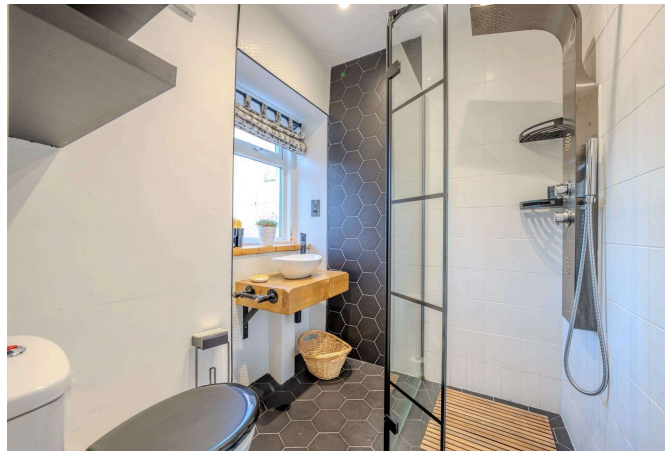
## VIEWING

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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £185,000 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](mailto: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.







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