

HASTIN^{LEGAL}&S



59 High Street

Offers Over £120,000

Coldstream, TD12 4DL



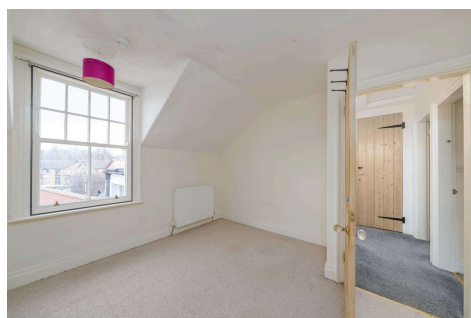
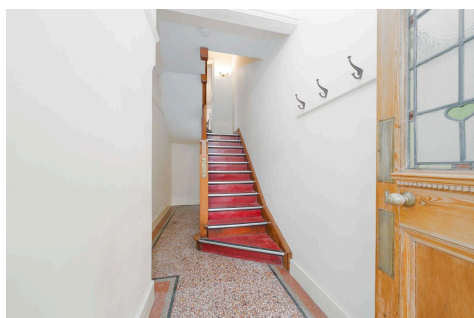
4 bed

1 public

1 bath



This Impressive Mid-terrace Townhouse Is Conveniently Located On Coldstream's Charming High Street, Just A Short Stroll From Local Amenities And Beautiful Riverside Walks. Offering Tremendous Potential For Modernisation, It Presents A Fantastic Opportunity To Create A Stylish And Spacious Home In A Charming Town.



59 HIGH STREET

Nestled in the heart of Coldstream, 59 High Street is a bright and spacious three-bedroom townhouse, set across three floors. Retaining many traditional and charming features, the property is decorated in neutral tones throughout, offering a welcoming and versatile space. It is presented as an unfurnished family home, ready to be personalised.

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 ///steep.dove.establish

HIGHLIGHTS

- Stone built
- Central location
- Spacious town house
- Three/Four Bedrooms
- Potential for modernisation
- Ideal investment

ACCOMMODATION SUMMARY

Vestibule, Hallway, Kitchen, Lounge, Dining Room/Bedroom 4, 3 Double Bedrooms and Bathroom.

ACCOMMODATION

The front door opens into a charming vestibule, featuring an elegant half-glazed door with matching glazed panels on either side, leading into the main reception hallway. A staircase, which gracefully ascends through the house, leads to the kitchen at the rear. The kitchen is equipped with a range of floor and wall units on both sides, as well as a convenient pantry in the rear corner. It includes a gas range cooker and offers space under the countertop for a washing machine, dishwasher, or a condensing tumble dryer. The spacious lounge boasts large windows with views over the High Street and a stunning fireplace positioned on the far wall. Adjacent to the lounge, the dining room also features a beautiful fireplace and a window overlooking a central lightwell. The stairs ascend to a double bedroom at the rear, and continue to the top landing, which leads to two additional double bedrooms and the bathroom. The bathroom is fitted with a white suite, including an electric over-bath shower.

SERVICES

Mains services, Gas Central Heating

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Band D

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.

PRICE & MARKETING POLICY

Offers over £120,000 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.