

HASTIN^{LEGAL}&S



13 East Haugh

Coldstream, TD12 4FG

Offers Over £350,000





A well proportioned detached bungalow enjoying a lovely edge of village position; great family home or an equally good prospect for the retiree looking for peaceful setting.



13 EAST HAUGH

Situated in a highly regarded cul-de-sac, just off the main street of the village, 13 East Haugh is an exceptional detached bungalow, finished to the highest standard. The property features private, enclosed rear gardens, dedicated parking, a timber shed, and a hot tub, offering both privacy and convenience. Hudson Hirsell, a reputable developer known for creating energy-efficient homes with high-end finishes, has thoughtfully designed this property. Upon entering, the handy vestibule provides the perfect space to leave muddy shoes behind. At the heart of the home is a spacious and inviting living room, where a multi-fuel stove creates a warm and cosy atmosphere. This well-appointed bungalow offers generous living spaces and robust finishes, making it a wonderful opportunity to acquire a charming home in a sought-after countryside village.

LOCATION

Birgham is a thriving village with its popular village pub and restaurant. Educational and sporting facilities and quality shops are nearby at Kelso or Coldstream where the Hirsell Estate is a particular attraction. Birgham has good links with Edinburgh and Newcastle an hour by car and the main east coast rail connection at Berwick-upon-Tweed some eighteen miles distant. Birgham also benefits from a regular bus service between the neighbouring towns with connections to both Edinburgh and Newcastle.

HIGHLIGHTS

- Village setting with Countryside aspect
- Tasteful décor throughout
- Detached family accommodation located in popular residential estate
- Single level accommodation
- Level and private enclosed garden • Close to Kelso, rail links at Berwick-Upon-Tweed

ACCOMMODATION SUMMARY

Entrance Hallway, Living Room, Dining Kitchen, three Bedrooms (One En-Suite), Family bathroom, Designated rear parking.

ACCOMMODATION

The entrance vestibule welcomes you into this modern bungalow, offering convenient storage and easy access to the hallway, which leads to all the rooms. At the rear, you'll find a bright and cosy lounge that features patio doors and a side window, both overlooking the private garden and creating a seamless indoor/outdoor connection. A multi-fuel stove serves as a charming focal point, adding warmth and character to the space. Also located at the rear is the spacious dining kitchen, a bright and airy area perfect for cooking and entertaining. The U-shaped kitchen, complete with a breakfast bar, provides ample storage and counter space for food preparation, with views of the rear garden. The hallway connects to three well-proportioned bedrooms, including a master suite with an en-suite shower room, as well as a family bathroom. All three bedrooms are generously sized, with the single-level layout of the bungalow making them easily accessible. Each bedroom is tastefully decorated with elegant panelling, adding a touch of period charm. Throughout the home, there are plenty of storage options, from internal cupboards to the loft, ensuring practicality alongside style.

EXTERNAL

The private, enclosed gardens, accessed via patio doors from the living room, create a seamless indoor/outdoor flow. Primarily laid to lawn with a spacious patio area, the rear garden is perfect for entertaining family and friends. A raised decking area, complete with a fitted hot tub, offers an ideal spot to relax and enjoy the summer months, while the southeast orientation ensures an abundance of sunlight throughout the day. Adjacent to the decking, a large timber shed with a slate roof provides convenient storage. The enclosed fencing also adds an extra layer of security, making it an excellent space for pet owners or young families. To the rear of the garden two dedicated parking spaces provide off road parking which can be accessed from a gate in the garden.

SERVICES

Mains water, electricity and drainage. Double glazing. Oil Fired Central Heating. Solar Panels.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Band C

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 £350,000 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.



