



2 Kelso Road

Coldstream, Berwickshire, TD12 4LG


northwood



This three-bedroom semi-detached bungalow is a well-presented and spacious residence, which offers a picturesque semi-rural lifestyle in the Scottish Borders' town of Coldstream. Surrounded by open countryside near the River Tweed, the town has a scenic location just a short drive from Berwick-upon-Tweed and the spectacular coastline, where numerous stunning beaches lay in wait. The home itself further benefits from bright and spacious accommodation (decorated in neutral hues), as well as two private gardens, including a southerly-facing rear garden with an open outlook.

Entering the home, you are welcomed by a vestibule and central hall with built-in storage. At the end of the hall is the living/dining room. This reception area has a large footprint for comfy furniture and it is bathed in lots of daily sun thanks to dual-aspect windows. It is further enhanced by crisp white décor and a plush carpet in on-trend grey – a desirable aesthetic that provides new owners with a clean slate. Next door, the kitchen is fitted with cabinet storage and granite-effect worktops, housing space for freestanding appliances. It enjoys leafy views and has an adjacent side porch, which offers further built-in storage and access to the garden.

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- Well-presented semi-detached bungalow
 - In the picturesque town of Coldstream
 - Proximity to the countryside and coast
 - Neutral interior décor throughout
 - Entrance vestibule and hall with storage
 - Spacious, dual-aspect living/dining room
 - Fitted kitchen with leafy views
 - Side porch with storage and garden access
 - Three double bedrooms with storage
 - Bright three-piece bathroom
 - Private front, side, and rear gardens
 - Unrestricted on-street parking
 - Gas central heating and double glazing
 - EPC Rating - C





“Spacious, dual-aspect living/dining room and a fitted kitchen with leafy views”







Meanwhile, the double bedrooms all provide bright and airy proportions, supplemented by built-in storage for added convenience. Each room is lightly decorated too, and laid with snug carpeting for comfort. Finishing the home is a bright three-piece bathroom, enveloped in wet walling. It has a three-piece suite which features a washbasin, a toilet, and an easy-access walk-in bath with an overhead rainfall shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has private gardens to the front, side, and rear. The rear garden is fully enclosed and it benefits from a southerly-facing aspect and a beautiful outlook over open countryside and mature trees. Unrestricted on-street parking is also available.

Extras: all fitted floor coverings and light fittings to be included in the sale.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.

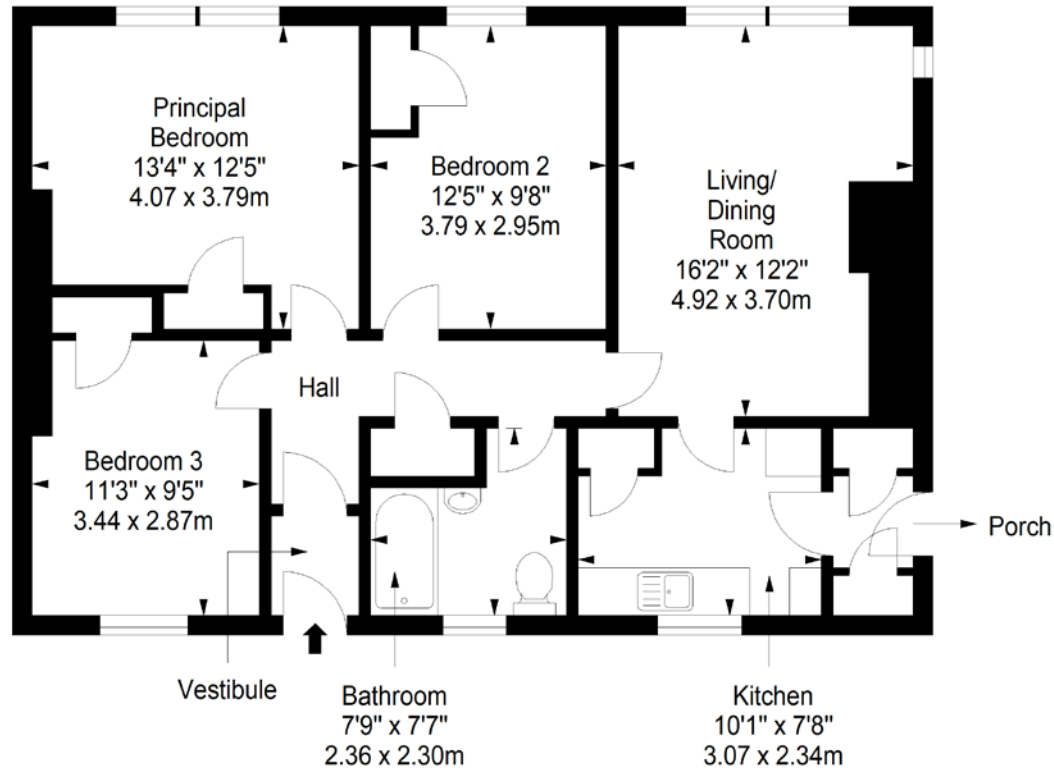


Nestled by the River Tweed and surrounded by open countryside, the Scottish Borders' town of Coldstream has an idyllic setting that will appeal to anyone seeking a country and coastal lifestyle. It is close to the border with England, and is just southwest of Berwick-upon-Tweed, which is roughly 30 minutes away by car. Coldstream has a rich history, dating back to the twelfth century, and it features a charming museum that details the past of the area. In addition, residents have access to an excellent choice of amenities, including cafés and eateries, local shops, and two convenience stores. Further shopping facilities can be found in neighbouring Kelso and Berwick-upon-Tweed. Coldstream is also home to lovely green spaces, like Home Park and Tweed Green, and it has the benefit of a local golf club too (Hirsel Golf Club). Furthermore, there are several other golf courses in the wider area just waiting to be enjoyed. The nearby River Tweed provides ample fishing opportunities, whilst the surrounding countryside is haven for cyclists and walkers, encompassing some truly beautiful landscapes. Being just a short drive from the coastline, there are a wealth of stunning beaches ripe for daytrips and lazy walks by the sea. In addition, the sublime Lindsfarne National Nature Reserve is within easy reach, providing 3,541 hectares of unspoilt nature to explore and fantastic bird watching opportunities. The area has its own primary school, with secondary education at Berwickshire High. Coldstream is well connected by road links as well, including a trio of A roads to Edinburgh. It also enjoys local buses to neighbouring towns and villages; plus, Berwick-upon-Tweed has a train station providing a swift commute to Edinburgh city centre.

Floorplan



Ground Floor
Approx. 81.7 sq. metres (879.4 sq. feet)



Total area: approx. 81.7 sq. metres (879.4 sq. feet)



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