



30 Bennecourt Drive, Coldstream, TD12 4BY



Offers Over £265,000

- Detached Bungalow
- Spacious Living Room
- Utility Room & Storage Cupboards
- Modern Shower Room
- Front Garden & Paved Driveway
- 3 Bedrooms (Master with En-Suite)
- Breakfasting Kitchen
- Conservatory
- Integral Single Garage
- Enclosed Private Rear Garden

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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## 30 Bennecourt Drive, Coldstream, TD12 4BY

### LOCATION:

The property is located on the edge of the Border town of Coldstream in which Bennecourt Drive is located. Coldstream is the first Border town in Scotland and the original home of the Earl of Home whose estate, The Hirsell, offers lovely countryside wildlife walks and an 18-hole golf course with bar and restaurant. Coldstream sits just over the Scottish Border to the North of the Cheviot Hills on the River Tweed, renowned for its salmon fishing. Offering a wide range of amenities which include pubs, shops, cafes, Community Centre, doctors and dentist. Coldstream's residents have a really strong community spirit and the town is twinned with Bennecourt in France. Coldstream lies approx. 15 miles away from the East Coast railway station in Berwick-upon-Tweed and approx. 9 miles away from the Borders town of Kelso, both with a wider variety of amenities.

### DESCRIPTION:

An immaculately presented 3-bedroom bungalow which has evidently been well-maintained and loved over the years. The property is in clean decorative order throughout and has the addition of a conservatory to the rear ideally placed to enjoy the well-tended landscaped garden in all weathers. A home with 3 double bedrooms all with fitted wardrobes, a spacious living / dining room which has a large bay window looking over the front garden, breakfasting kitchen and a utility room leading into the integral garage which links through to the conservatory. The property benefits from gas central heating, double glazing and ample storage. Viewing is highly recommended to appreciate this bungalow and its location within the development.

### EXTERNALLY:

The property has a relatively low maintenance garden to the front which is mainly gravel with bushes and shrubs. There is a block paved driveway to the single integral garage with a pathway around to the enclosed rear garden. The rear garden is extremely private and has been landscaped by its current owners to create a real haven with a well-planned space which includes grass, gravel and a patio area with planted areas and cherry blossom trees. There is a garden shed.

### SERVICES:

Mains Electricity, Gas, Water & Drainage.

### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct



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FLOOR PLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- HALL (T-SHAPED)
- DEPTH OF BAY WINDOW (1.58M)
- BEDROOM 2 (3.66M X 2.74M) not including fitted wardrobes
- EN-SUITE SHOWER ROOM (2.84M X 1.61M)
- BREAKFASTING KITCHEN (3.83M X 2.93M)
- CONSERVATORY (4.79M X 2.42M)
- LIVING ROOM (5.54M X 4.12M) at widest
- BEDROOM 3 (3.02M X 3.01M) not including fitted wardrobes
- BEDROOM 1 (3.57M X 3.5M) including fitted wardrobes
- SHOWER ROOM (2.45M X 2.12M) at widest
- UTILITY ROOM (2.50M X 1.61M) including boiler cupboard
- INTEGRAL GARAGE (5.80M X 2.42M)

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