



28 Priory Hill, Coldstream, TD12 4EB



Offers Over £130,000

- End Terraced House
- Kitchen / Diner
- Shower Room
- Gas Heating & Triple Glazing
- Garden to Front & Rear
- Bright Spacious Living Room
- 3 Bedrooms
- Ample Storage
- Ideal Family Home
- External Clad Insulation

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk



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LOCATION:

Coldstream, nestled in the picturesque Scottish Borders, is a charming town steeped in history. Known for its scenic beauty and the River Tweed meandering through, it offers a tranquil setting for residents and visitors. Explore its historical significance, scenic countryside, and warm community spirit, making it an inviting destination for those seeking both history and natural beauty.

DESCRIPTION:

A 3-bedroom end terraced house ideal for families. This ex-local authority property offers bright spacious accommodation and has been updated over the years by its current owners to include a shower room and a fitted kitchen which has been cleverly designed to have a dining area, patio doors could be installed to replace the large kitchen window to create direct access to the garden (subject to relevant permissions). The property also benefits from triple glazing, gas central heating and external clad insulation. Viewing is highly recommended.

EXTERNALLY:

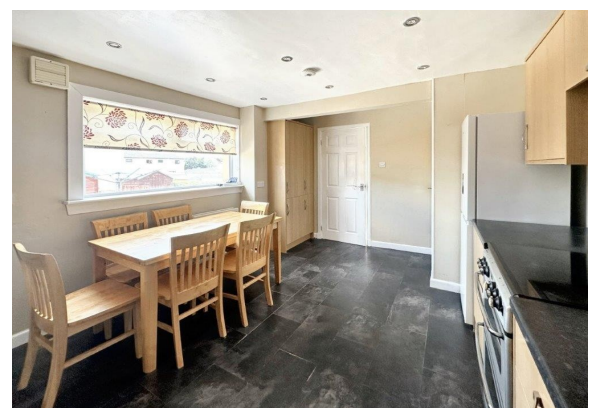
The property overlooks the small recreational area and to the front there is a walled boundary with a gate leading to the front garden which is mainly laid to lawn. The wall continues along the side path leading to the rear garden which is a practical area mainly laid to paving and gravel with a garden shed and raised bedding. This fenced area has a gated access onto the pathway to the rear linking Hillview with Priory Hill.

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 and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



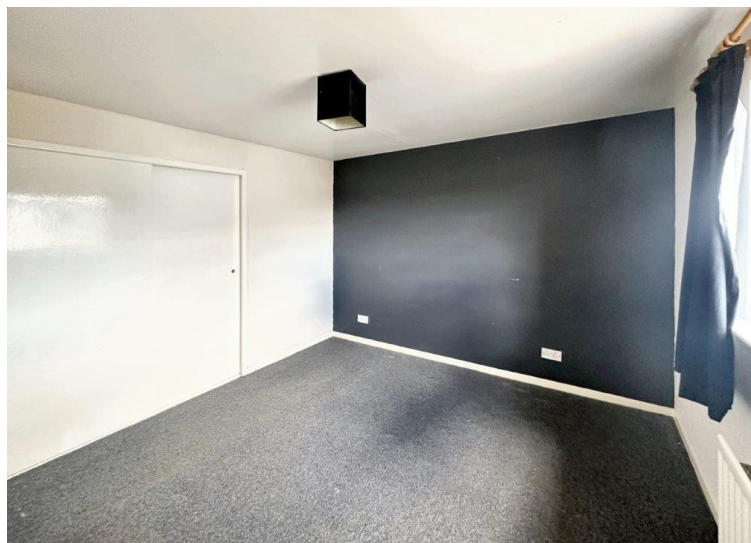
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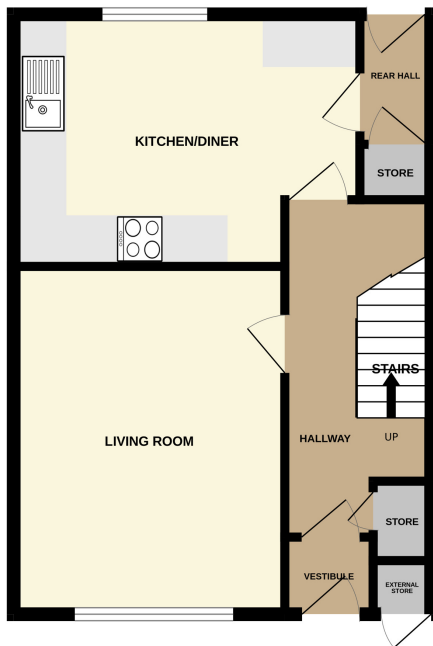
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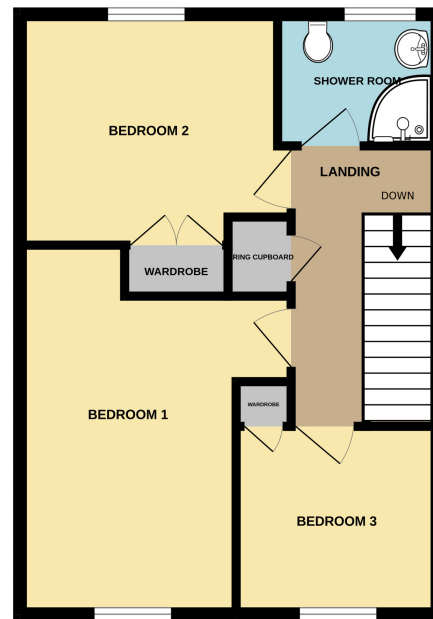
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FLOOR PLAN:

GROUND FLOOR



1ST 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:

- VESTIBULE (1.00M X 0.91M)
- STORE (1.07M X 0.77M)
- KITCHEN / DINER (4.47M X 3.55M) at widest
- LANDING (3.58M X 1.91M) including stairwell
- BEDROOM 2 (3.32M X 3.16M)
- BEDROOM 3 (2.58M X 2.55M)
- HALL (4.38M X 1.84M) including stairs
- LIVING ROOM (5.43M X 3.55M)
- REAR HALL (2.46M X 0.91M) including cupboard
- SHOWER ROOM (2.08M X 1.69M)
- BEDROOM 1 (4.70M X 2.87M) at widest

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