



1 Lennel Mount, Coldstream, TD12 4NS



Offers Over £170,000

- Semi-Detached Bungalow
- Bright Spacious Living Room
- Integral Garage
- Front & Rear Garden
- 2 Double Bedroom with Wardrobes
- Kitchen & Bathroom
- Mono-Block Driveway / Parking
- Gas Heating & Double Glazing

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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### LOCATION:

Situated on the edge of the sought-after Lennel Mount area in Coldstream, this bungalow offers easy access to the High Street and town amenities. Coldstream, known as the gateway to Scotland, provides scenic riverside walks and fishing. The town offers a variety of shops, amenities, and a primary school. It is approximately 15 miles from the East Coast mainline station at Berwick-upon-Tweed and about 9 miles from the historic market town of Kelso, both of which offer an even broader range of facilities.

### DESCRIPTION:

This well-maintained semi-detached bungalow is an ideal all-rounder for young couples, retirees or downsizers. Accommodation includes a spacious lounge, rear-facing kitchen with garage access, two double bedrooms with built-in wardrobes and a bathroom. The bungalow offers further potential for a future extension, whether it is into the attic or utilising the garage (subject to relevant permissions). The property benefits from gas central heating and double glazing which adds to the comfort.

### EXTERNALLY:

The property features a sunny south-facing private rear garden with views towards the Marjoribanks Monument. Landscaped with gravel beds, mature planting, and a patio, it also has a low-maintenance front garden. A mono-blocked driveway allowing parking for several cars and leads to the single garage including a utility space.

### 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.



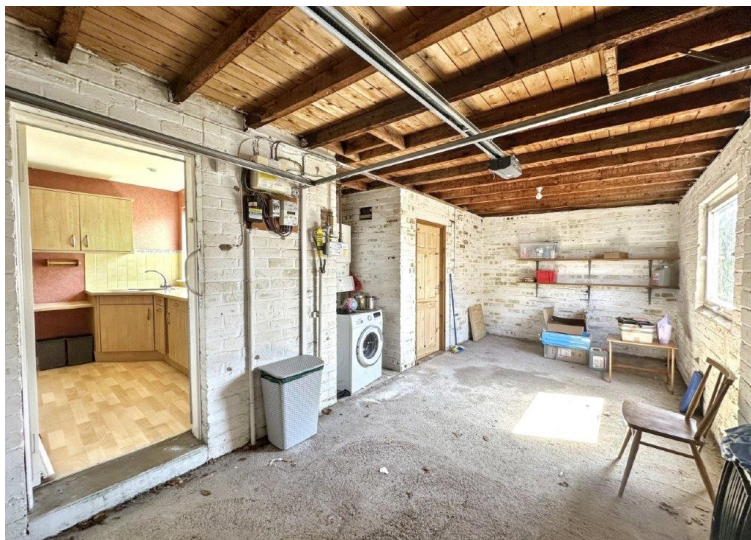
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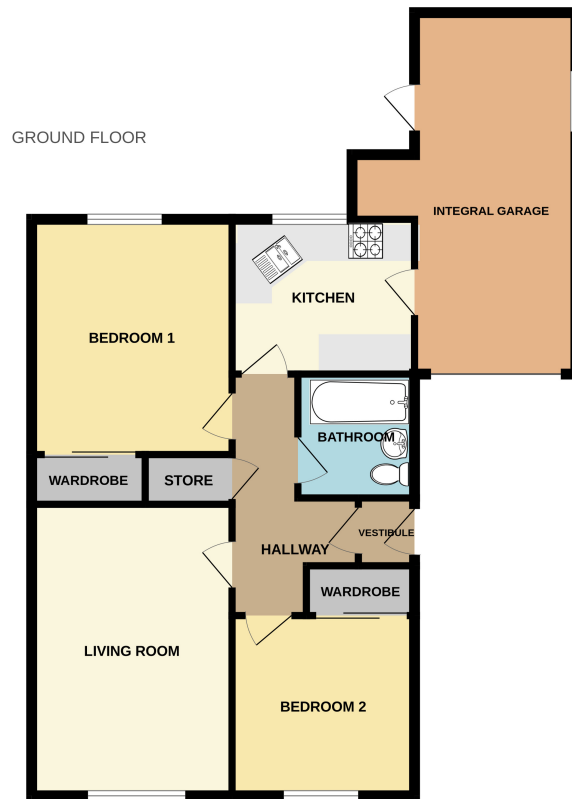
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## FLOOR PLAN:



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 (1.12M X 1.03M)
- BEDROOM 2 (3.03M X 3.02M)
- LIVING ROOM (4.84M X 3.32M)
- BEDROOM 1 (3.93M X 3.32M)
- KITCHEN (3.01M X 2.57M)
- INTEGRAL GARAGE (5.99M X 2.63M)
- HALLWAY (T-SHAPED)
- DOUBLE WARDROBE (1.79M X 0.82M)
- STORE (1.11M X 0.82M)
- DOUBLE WARDROBE (2.09M X 0.82M)
- BATHROOM (2.09M X 1.79M) at widest
- UTILITY / BOILER ALCOVE (1.06M X 1.04M)

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