

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 32 Duke Street, Coldstream, TD12 4BS

**Guide Price £125,000**



32 Duke Street is an attractive mid-terraced bungalow, tucked away enjoying a quiet setting, yet just a short walk from the town centre and amenities. The accommodation is well proportioned and has been well maintained by the present owners. There is a degree of modernisation required but it is an ideal starter investment or easily managed home to downsize to. The property comprises: Lounge/Dining Room, Kitchen, Shower Room and Two Double Bedrooms. Externally, there is a private garden to the rear of the property with an outhouse for storage. Viewing recommended.





# 32 Duke Street, Coldstream, TD12 4BS

Guide Price £125,000

Hall  
Lounge/Dining Room  
Kitchen  
Shower Room  
Two Double Bedrooms

Rear Garden





### Location

Coldstream is situated on the River Tweed, which forms a natural boundary between Scotland and England and is surrounded by some of the most attractive scenery in the Borders. It is a pleasant town with all modern services and amenities and a strong community life. Centrally placed between Kelso, Duns and Berwick, with trains regularly from Berwick Train Station to Edinburgh and Newcastle, which are less than one hour away. Coldstream has an exceptional range of recreational facilities which include and 18-hole golf course at the Hirsell, fishing, tennis courts, bowling, horse riding, football, hill walking and a variety of restaurants and pubs.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central heating

### EPC

C

### Council Tax Band

B

### Viewing

By appointment with the Selling Agent

### Entry

By mutual agreement



Interested in this property?  
**Call 01573 400399**

43 The Square,  
Kelso, TD5 7HL  
Phone: 01573 400399  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**32 Duke Street, Coldstream**

Approximate Gross Internal Area = 86.0 sq m / 926 sq ft

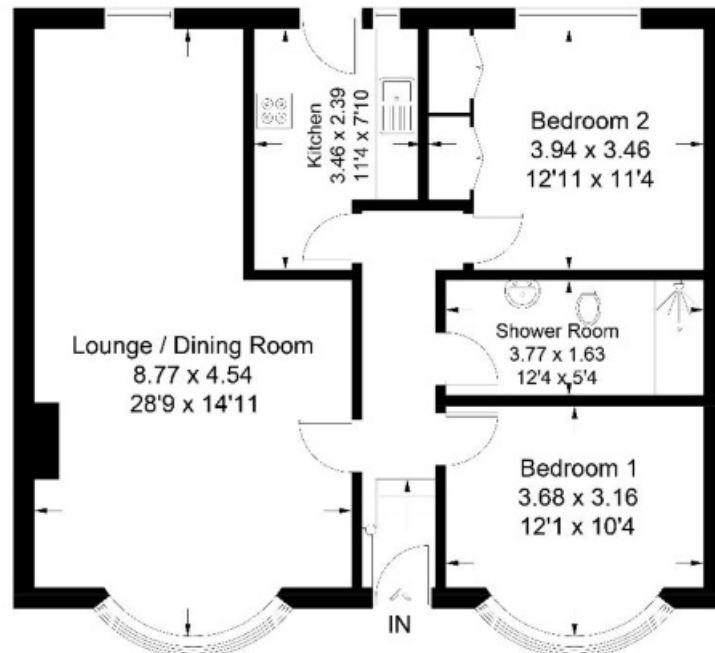


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1114383)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.