

**Kelso**

Call 01573 400399



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SOLICITORS & ESTATE AGENTS

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## Sunshine House, Lennel, Coldstream, TD12 4EU

Guide Price £350,000



Tucked away in the peaceful village of Lennel, just outside Coldstream, Sunshine House is a beautifully renovated 3 bedroom home offering space, comfort, and a touch of rural charm. Upgraded to a high standard throughout, this delightful property is full of character and retains many period traits. Outside, there are extensive gardens which wrap around the property, providing plenty of space for outdoor living whilst enjoying the peaceful surroundings. A private driveway offers ample parking with the addition of a detached workshop, which would suit a variety of uses. Early viewing is highly recommended to avoid missing out on this charming property.





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## Accommodation:

Hallway  
Lounge  
Kitchen  
Utility Room  
Dining Room

2 Double Bedrooms  
1 Single Bedroom  
Bathroom

Gas Central Heating  
Double Glazing

Surrounding Garden  
Workshop  
Driveway





### Location

Lennel lies just outside the historic Borders town of Coldstream, which is situated on the River Tweed, forming a natural boundary between Scotland and England, surrounded by some of the most attractive scenery in the Borders. Coldstream 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. Local sports include an 18-hole golf course at the Hirsell, tennis courts, horse riding and fishing on the Tweed. It also provides easy access to a variety of walks within the Northumberland National Park and lovely unspoilt beaches on the Berwickshire coast. Coldstream town offers a good primary school and easy access to secondary schools, a variety of shops and restaurants.

### 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

D

### Council Tax Band

D

### 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  
Fax: 01573 400388  
Email: kelso@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

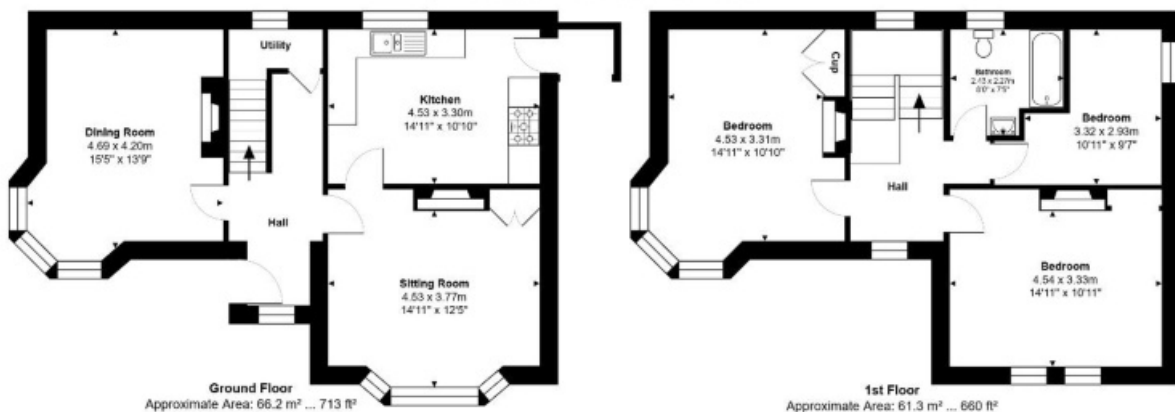
Also At:

|             |                       |
|-------------|-----------------------|
| 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 |



### Sunshine House, Lennel, Coldstream, TD12 4EU

Approximate Gross Internal Floor Area: 127.6 m<sup>2</sup> ... 1373 ft<sup>2</sup>



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

PROPHOTO

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.