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## 2 Abbey Road, Coldstream, TD12 4BB

Fixed Price £185,000



\*\*Home Report Value £205,000\*\* 2 Abbey Road is a well-proportioned semi-detached cottage, offering an exciting opportunity for renovation and personalisation. While in need of upgrading, this charming home presents a blank canvas for those eager to make their own mark. One of the standout features of the property is the generous rear garden—an expansive outdoor space that includes a useful outbuilding, workshop, greenhouse and a dedicated art studio, making it ideal for creative pursuits or hobbyists. The property also benefits from on-street parking to the front. With great potential and a wealth of character, early viewing is highly recommended to fully appreciate what this unique home has to offer.



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Ground Floor: Entrance Vestibule Hall Lounge Dining Kitchen Conservatory Cloakroom/WC

First Floor: Master Bedroom with En-Suite Shower Room Double Bedroom Bedroom with En-Suite Shower Room Box Room/Office

Rear Garden Garden Studio Outhouse, Workshop & Greenhouse On-Street Parking

Gas Central Heating Double Glazing





#### 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 Hirsel, 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**

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#### **Council Tax Band**

D

#### Viewing

By appointment with the Selling Agent

#### Entry

By mutual agreement













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### Interested in this property? Call 01573 400399

43 The Square, Kelso, TD5 7HL Phone: 01573 400399

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

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#### 2 Abbey Road, Coldstream

Approximate Gross Internal Area = 109 sq m / 1173 sq ft

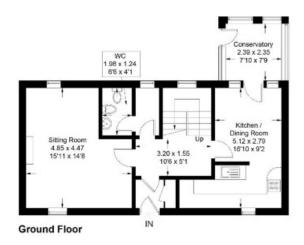




Illustration for identification purposes only, measurements not to scale. Fourlabs.co ℚ (ID1196705) ents are approximate.

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