

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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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 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

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
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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
Tranent,	Tel 01875 611211



2 Abbey Road, Coldstream

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



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1196705)

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.