



7 Market Street  
Coldstream, TD12 4BU

£800 Per Month



3 bed



1 public



3 bath

7 Market Street is a fully furnished 3 bedroom modern townhouse within a short stroll of the towns Market Square giving direct access to some lovely riverside walks. In the opposite direction is the High Street which offers a great selection of day to day amenities – a perfect spot for those seeking a quiet yet convenient setting.

Lounge, Kitchen Dining Area, Cloakroom / Utility Area, 2 Double Bedrooms, Master (en-suite), Family Bathroom

522343/355/24042 & 522344/355/24042

EPC - Rating C

LARN1903091



Fully furnished three bedroom stylish townhouse is located close to Coldstream Market Square. The property is ideally placed for all local amenities and everything the bustling town of Coldstream has to offer. Placed over two levels the property is well presented, spacious and can accommodate family living with ease due to the size and proportions of the rooms.

#### LOCATION

Coldstream itself is well known as the gateway to Scotland and is set on the banks of the River Tweed with beautiful walks along the riverside and in the nearby Hirsell Country Estate. 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 large 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 is well placed for easy commuting to both Edinburgh and Newcastle via the mainline station at Berwick upon Tweed only 20 minutes away.

What3Words - ///bottle.lifestyle.isolating

#### ACCOMMODATION SUMMARY

Lounge, Kitchen Dining Area, Downstairs UC / Utility Area, 2 Double Bedrooms, Master (en-suite), Family Bathroom

#### ACCOMMODATION

Downstairs hosts a contemporary and functional living space. The open-plan layout creates a versatile area that's perfect for both everyday living and hosting gatherings. The dual aspect lounge/dining kitchen ensures ample natural light, enhancing the ambiance of the space. The lounge area, with its cozy atmosphere and quality hardwood flooring, provides a comfortable spot for relaxation, while the sleek and modern dining kitchen, with its high gloss units and block wood worktops, offers both style and functionality. The kitchen comes fully equipped with all main appliances as part of the tenancy. The direct connection to outside areas is a bonus, facilitating seamless indoor-outdoor living. The inclusion of a ground floor cloakroom adds convenience, with space for additional amenities like a washing machine caters to practical needs.

The upper floor hosts the master en-suite bedroom positioned to the front of the property, providing a pleasant view along Duke Street. This well-proportioned room boasts modern amenities, including its own en-suite shower room, adding a touch of luxury and convenience. Meanwhile, bedrooms two and three overlook the peaceful garden at the rear, offering a tranquil atmosphere. All bedrooms come fully furnished with beds, mattress and storage units. The bedrooms also share access to the well-appointed family bathroom, complete with a shower over the bath, catering to the needs of the household with practicality and style.

#### EXTERNAL

Immediately to the rear of the property and with access off the dining kitchen is a pleasant walled courtyard, shared with the neighbouring property. The connection from the kitchen makes this the ideal spot for summer dining. Stone steps then extend up to the private main area of

garden which enjoys an elevated aspect; having been thoughtfully landscaped to great effect with neat sections of lawn, established planted beds/borders and pleasant seating areas.

#### COUNCIL TAX BAND

Band C

#### ENERGY EFFICIENCY RATING

Rating C

#### LANDLORD REGISTRATION NUMBER

522343/355/24042 & 522344/355/24042

#### SERVICES

Mains Water, Gas, Drainage & Electricity.

#### ADDITIONAL INFORMATION

Fully Furnished: Sofa, dining table & chairs, fridge freezer, cooker, oven, washing machine, dishwasher, beds, mattresses and bedroom furniture.

Rent £800 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing.

Offered on a Private Residential Tenancy, though a long term let preferred.

No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing.

Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

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