



Little Crown, Market Square
Coldstream, TD12 4BU

£760 Per Month



Little Crown is a bright and spacious three-bedroom townhouse offering generous living accommodation just a stone's throw away from shops, cafes, and local amenities.

Lounge, Kitchen, Utility Area, Shower Room, 3 Double Bedrooms (master ensuite), Family Bathroom.

Landlord Registration No. 88293/355/08430 and 65592/355/08430

EPC - C

LARN1903091



Positioned a short walk to the centre of Coldstream, Little Crown is an ideally placed town house for all local amenities and everything the bustling town of Coldstream has to offer. Positioned over two floors, this well proportioned property is bright and spacious and could comfortably accommodate family living with ease.

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, tennis courts, horse riding and fishing on the Tweed. It also provides easy access to a 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.

ACCOMMODATION SUMMARY

Lounge, Kitchen, Utility Area, Shower Room, 3 Double Bedrooms (master ensuite) Family Bathroom.

ACCOMMODATION

Nestled along a quiet vennel, the entrance door opens into a welcoming hallway with carpeted stairs leading to the upper accommodation. To the right, there is a practical utility area with plumbing for a washing machine, housing the central heating boiler. A further door leads to a shower room featuring a white suite and wall-mounted towel rail. The lounge is a spacious, bright room with laminate flooring that extends into the kitchen, which is equipped with ample high-gloss wall and base units, an integrated oven, and a hob with an extractor hood.

The carpeted staircase leads to a bright landing. The master bedroom, located at the rear of the property, is a generously sized double room with built-in wardrobes featuring mirrored doors and an ensuite bathroom. The ensuite includes a white suite comprising a WC, wash hand basin with a unit below, and a bath with a shower overhead. There are two additional double bedrooms, both benefiting from built-in wardrobes with mirrored doors. The family bathroom is a good-sized room with

a white suite, including a WC, wash hand basin with a unit below, and a bath with a shower overhead.

EXTERNAL

To the rear of the property, tenants will have exclusive access to a fully enclosed patio area, an ideal suntrap for outdoor relaxation and entertaining.

ENERGY PERFORMANCE RATING

Rating C

COUNCIL TAX BAND

Band C

LANDLORD REGISTRATION NUMBERS

88293/355/08430 & 65592/355/08430

SERVICES

Mains Gas, Electricity, Water and Drainage

ADDITIONAL INFORMATION

Rent £760 per calendar month, in addition to 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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