



The Stables The Lees Stables
Coldstream, TD12 4LF

£650 Per Month



2 bed



1 public



2 bath

The Stables is a beautifully spacious two-bedroom converted stable cottage, conveniently located near Coldstream High Street. It offers easy access to local schools, shops, the post office, and a variety of other amenities.

Entrance Hallway, Lounge, Kitchen / Dining Area, Family Bathroom, Single Bedroom / Home Office, Master Bedroom (with en-suite shower room).

LRN - 513705/355/06122 & 513706/355/06122

EPC Rating – D

LARN1903091



Nestled within a picturesque converted stable courtyard, The Stables is a surprisingly spacious cottage on the edge of town. Peacefully secluded, it offers a tranquil retreat while remaining just a short walk from the town centre, shops, post office, and other local amenities.

LOCATION

Coldstream, often referred to as the gateway to Scotland, is beautifully situated on the banks of the River Tweed. The town boasts scenic riverside walks and access to the nearby Hirsell Country Estate, offering a serene escape into nature. For outdoor enthusiasts, local activities include tennis, horse riding, and fishing on the Tweed. The area also provides convenient access to the stunning trails of Northumberland National Park and the unspoiled beaches of the Berwickshire coast.

Coldstream itself features a well-regarded primary school, easy access to secondary schools, and a variety of shops. Its excellent location makes commuting to Edinburgh or Newcastle effortless, with the mainline train station at Berwick-upon-Tweed just 20 minutes away.

ACCOMMODATION SUMMARY

Entrance Hallway, Lounge, Kitchen / Dining Area, Family Bathroom, Single Bedroom / Home Office, Master Bedroom (with En-Suite Shower Room).

ACCOMMODATION

Upon entering the property, you are welcomed into the heart of the cottage, where a charming traditional tiled floor leads to all the main rooms. The lounge has been recently redecorated and fitted with new carpets, creating a bright and inviting space. With views over the front courtyard, the room is filled with natural light, enhancing its spacious feel.

Adjacent to the lounge is the master bedroom, which also overlooks the courtyard and is generously sized to accommodate large bedroom furniture. The master bedroom benefits from its own en-suite shower room, complete with a WC and hand wash basin for added convenience.

Further along the hall is a second versatile bedroom, perfect for guests or as a home office.

The standout feature of this cottage is the country-style kitchen, truly the heart of the home. It offers an abundance of wall and base units, extensive countertop space, and enough room to accommodate a traditional dining table, making it ideal for hosting dinner parties or enjoying relaxed family meals.

Centrally located within the cottage is the fully tiled family bathroom, which includes a bath, a wash hand basin, and a separate WC, ensuring practicality and comfort for all.

EXTERNAL

While there is no designated garden, the successful tenant can fully enjoy the beautiful surroundings of the property, including scenic walks along

the nearby River Tweed, just a stone's throw from the cottage. There is convenient parking for two cars directly outside the property, along with ample space for a charming alfresco bistro table. Tenants also have the opportunity to personalize the outdoor area with flower pots and plants, creating their own inviting outdoor retreat.

COUNCIL TAX

Band A

EPC

Rating D

LANDLORD REGISTRATION

513705/355/06122 & 513706/355/06122

SERVICES

Mains Water, Gas, Electricity and Drainage.

ADDITIONAL INFORMATION

The rent for this property is £650 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.

As this property is on private land, please refrain from driving to the property to look around.

Viewings strictly by appointment with Borders Country Lets on 01573 229887.

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