



2 Duns Road
Coldstream, TD12 4DW

£650 Per Month



2 bed



1 public



1 bath

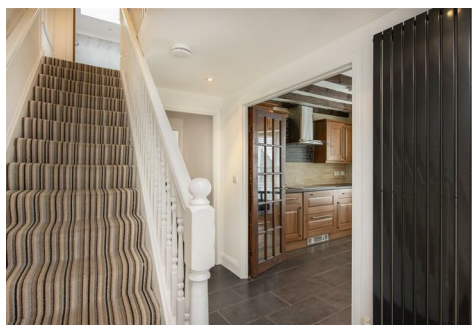


Smart Townhouse in a Highly Convenient Town Centre Location. Presented in Contemporary Style Throughout with Bright and Fresh Decor.

Entrance Hall, Lounge, Dining Kitchen, Cloakroom, Two Double Bedrooms and Bathroom.

Landlord Registration No 1080529/355/29071
EPC D

LARN2504002



2 Duns Road is a smartly presented contemporary townhouse which enjoying a convenient town centre location close to all local amenities. The accommodation is surprisingly spacious and presented in fresh contemporary tones throughout.

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 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

GROUND FLOOR ACCOMMODATION

A traditional timber entrance door opens into a welcoming entrance hall with a carpeted staircase extending to the upper floor. Glazed double doors open from the hallway into the stylish dining kitchen which benefits from floor to ceiling windows to the front in addition to a further side window.

The kitchen is fitted with an excellent range of wooden wall and base units with ample worktop space and tiled splashbacks. Appliances include a ceramic hob with extractor hood above, separate eye level oven, grill and microwave, fridge freezer.

The lounge is a particularly spacious room, again with floor to ceiling front windows. A central focal point is provided by a built in recess, ideal as a display area with space for a wall mounted television above. A further built in shelved recess provides additional storage with cupboard below.

A useful ground floor facility is provided by the cloakroom with WC and wash hand basin.

A carpeted staircase leads to the upper landing with double built in cupboard housing the central heating boiler.

The main bedroom is flooded with natural light with the front facing windows and additional velux window to the rear,

spacious double bedroom, tastefully decorated and benefitting from double built in wardrobes. Bedroom two is also a very pleasant double room with triple aspect windows and built in storage.

The bathroom is fitted with a contemporary suite comprising WC, wash hand bowl set into a vanity unit and recessed bath with tiled surround and shower over.

MEASUREMENTS

DINING KITCHEN 3.15m x 3.15m (14'4" x 10'4")

LOUNGE 4.79m x 5.08m (15'9" x 16'8")

BEDROOM ONE 3.37m x 5.08m (11'1" x 16'8")

BEDROOM TWO 4.38m x 2.98m (14'4" x 9'9")

BATHROOM 2.94m x 1.53m (9'6" x 5'0")

COUNCIL TAX

Band B

ENERGY PERFORMANCE RATING

Band D

LANDLORD REGISTRATION NUMBER

1080529/355/29071

SERVICES

Mains water, gas, electricity and drainage. Double glazing. Gas central heating.

ADDITIONAL INFORMATION

Rent £650 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. No pets.

Viewings strictly by appointment with Borders Country Lets on 01573 229887. An application form must be completed before a viewing will be booked - hastingslegal.co.uk/lets/rental-viewing-application/.

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