



Cherrybank is a substantial and impressive 5 bedroomed detached property which has been upgraded both inside and out to great effect by the current owners, sporting quality fixtures and fittings internally with the sunny and private wrap round gardens now including two beautiful terraces. With three public rooms giving flexible living space and five bedrooms (2 of which are en-suite), this property will tick the boxes for a number of buyers, whilst the large garden store/workshop and generous parking may well suit those who run a business from home. Enjoying unrestricted views over open countryside and farmland, the location of the house is semi rural yet highly convenient; with Coldstream just a short drive away, Kelso readily accessible and Edinburgh commutable via the A697.

Set on the Border between Scotland and England, Coldstream is an historic and thriving town with much to offer and it enjoys excellent road links. Located in easy reach of many central Borders towns, as well coastal towns to the East, with the mainline railway station at Berwick-upon-Tweed around a half an hour drive from the town.

Internally, at ground floor there is a sitting room, a dining or sun room, a snug/study, an open plan dining kitchen (re-configured to make best use of the space), a utility area within the large integral garage and a handy WC. Upstairs the spacious landing leads to the five bedrooms, one currently adopted as a study another used as a casual lounge, great as a craft room, and the family bathroom. The principal bedroom features a charming Juliette balcony and has an en-suite bathroom, whilst bedroom two has an en-suite shower room. There is generous storage throughout, gas central heating and full double glazing. All in all a well designed home that works very well for modern day living.

Externally, the house is fully enclosed and benefits from excellent privacy. Whilst fairly sizeable, the gardens have been planned and improved upon with relative ease of upkeep in mind, including carefully considered ornamental planting and two wonderful terraces, one to the side and another to the rear, from where to enjoy outside living and dining in the summertime. The drive is large enough to accommodate numerous vehicles in addition to the spacious integral garage, now entered via an electric rollover door and including storage as well as a utility area. The large garden store provides an excellent space for garden equipment plus gives scope as a workshop, or even perhaps alteration into a home office/studio.

Coldstream 5.5 miles, Kelso 7 miles, Berwick Upon Tweed 17.5 miles, Edinburgh 43.5 miles
(All distances are approximate)

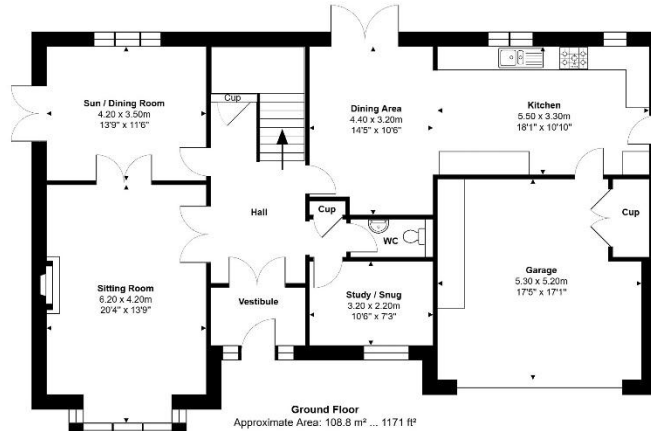
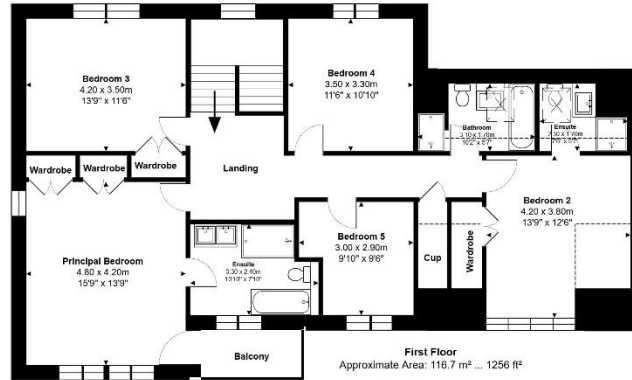
Location:

The historic Scottish Borders town of Coldstream is situated on the banks of the River Tweed and offers a lovely way of life with beautiful local scenery, a wide range of activities and historic places of interest all nearby. The bustling High Street provides a good selection of amenities including a supermarket and range of one off shops, restaurants, bars and take-aways. The region is well known for its outdoor activities which include lovely walks along the Tweed and in the Cheviots, cycling and fishing. There are a number of golf courses nearby, with one locally at The Hirsell. Berwick-upon-Tweed has a mainline railway serving the East Coast, with a fast train to London taking around four hours.



Cherrybank, Orchard Lane, Coldstream, TD12 4LY

Approximate Gross Internal Floor Area: 225.4 m² ... 2426 ft² (excluding garage, balcony, workshop)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Directions:

For those with satellite navigation the postcode for the property is: **TD12 4LY**

Approaching Coldstream on the A697 from the Edinburgh direction, take the first sharp left turning just after the Eccles/Leitholm junction, then sharp left again. Cherrybank is the second house in on the right of this no through road of only five residential properties.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains water, gas and electricity. Private drainage. Gas central heating.

Outgoings:

Scottish Borders Council Tax Band Category: G

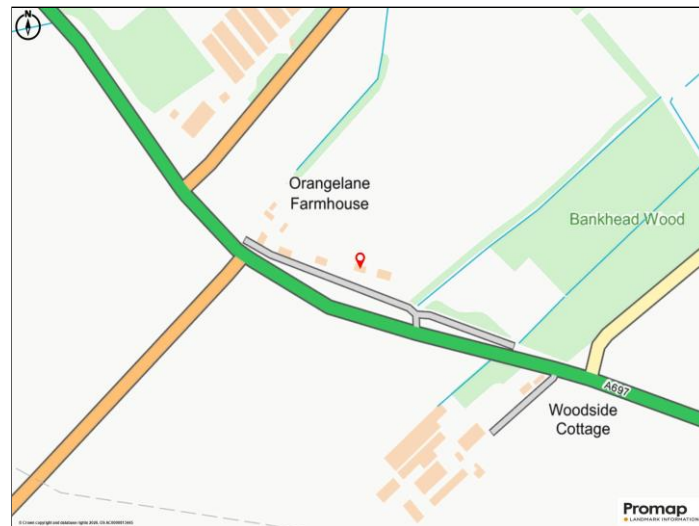
EPC Rating:

Current EPC: B83

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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Macpherson Property
Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk
Web: www.macphersonproperty.co.uk