



4 Home Terrace
Coldstream, TD12 4DN



3 bed



2 public



2 bath



A beautifully presented three-bedroom home in Coldstream, offering stylish open-plan living and true move-in condition throughout. Highlights include generous parking, a stunning rear garden with patio and vegetable plot, and flexible family friendly accommodation.



4 HOME TERRACE

4 Home Terrace is a gorgeous three-bedroom home, presented in excellent condition and located in the sought-after village of Coldstream. Offering spacious and modern contemporary living, the property is in true move-in condition throughout.

The heart of the home is the stunning open-plan kitchen and dining area, featuring French doors that open out onto a beautiful patio — perfect for indoor-outdoor living. A convenient utility room is located to the rear, and the space flows seamlessly through to the comfortable lounge, complete with a charming stove. Also on the ground floor is a generously sized bedroom with built-in storage, along with a convenient WC. Upstairs, the property offers two further spacious bedrooms and a stylish family bathroom.

Externally, the low-maintenance front garden is graveled and provides parking for up to four vehicles. The large rear garden is a real highlight, featuring a patio area, a well-kept lawn, and an impressive vegetable plot to the rear, complete with a polytunnel — ideal for keen gardeners.

LOCATION

Coldstream is known as the gateway to Scotland, set on the banks of the River Tweed with Coldstream Bridge linking Scotland to England. With a rich history, Coldstream is the home of the Coldstream Guards Regiment.

Amenities: The town has all day to day amenities including a co-op, pharmacy, Dr Surgery, café's, restaurants, a number of independent shops and a local museum depicting the towns heritage and history. The Hirsell county estate lies to the edge of the town with a lovely café and homestead as well as a wealth of woodland and countryside walks

Schooling: Coldstream has its own primary school with early learning facilities and the secondary school is at Berwickshire High School, Duns (10 miles)

Population: Approximately 2000

Transport connections: Coldstream lies on the A697 which connects to Edinburgh in the North (approx. 50 miles) and Northumberland to the south. Local train connections on the East Coast rail-line at Berwick Upon Tweed (15 miles).

HIGHLIGHTS

- Three-bedroom, move-in condition
- Stylish open-plan kitchen/dining

- Lounge with feature stove
- Extensive rear garden with polytunnel
- Off-street parking for multiple vehicles

ACCOMMODATION SUMMARY

GROUND FLOOR: Hall, Sitting Room, Open Plan Kitchen / Dining Room, Utility Room, WC, Bedroom

FIRST FLOOR: Two further Bedrooms, Family Bathroom.

SERVICES

Mains gas, electricity, water and drainage. Gas central heating. Multi fuel stove.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Rating C.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

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