

2 Dunglass Road

COLDSTREAM, BORDERS, TD12 4FD



A beautifully presented three-storey end-terraced home offering contemporary living, private outdoor space and excellent proportions throughout



01896 800 440



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Set within a peaceful and attractive residential development, this beautifully presented end-terraced home offers an exceptional blend of style, comfort, and practical modern living. Boasting a private main door entrance, allocated private parking, and beautifully maintained communal gardens, the property provides a welcoming sense of privacy and convenience from the moment you arrive.

THE LIVING ROOM



A charming private entrance creates an inviting first impression, leading into a thoughtfully designed home that has been immaculately maintained throughout. The bright and airy living room provides a wonderful space for relaxing and entertaining, with large double windows allowing natural light to flood the room and enhance the feeling of space.

THE KITCHEN



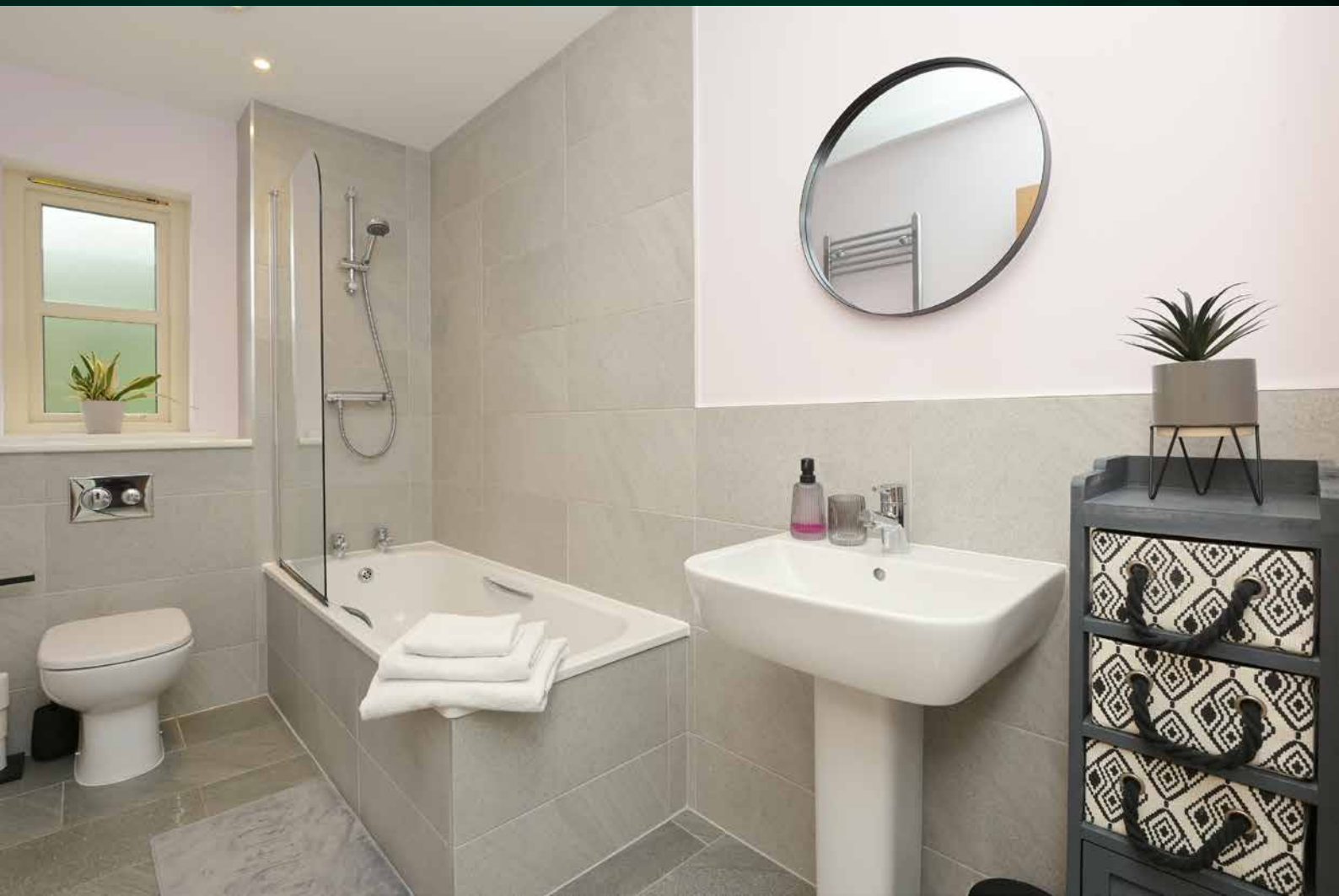
The modern kitchen is beautifully appointed, offering generous storage, integrated appliances, tiled flooring, and a practical yet stylish layout ideal for everyday living. A well-presented downstairs WC adds further convenience and has been finished with a tasteful décor scheme.



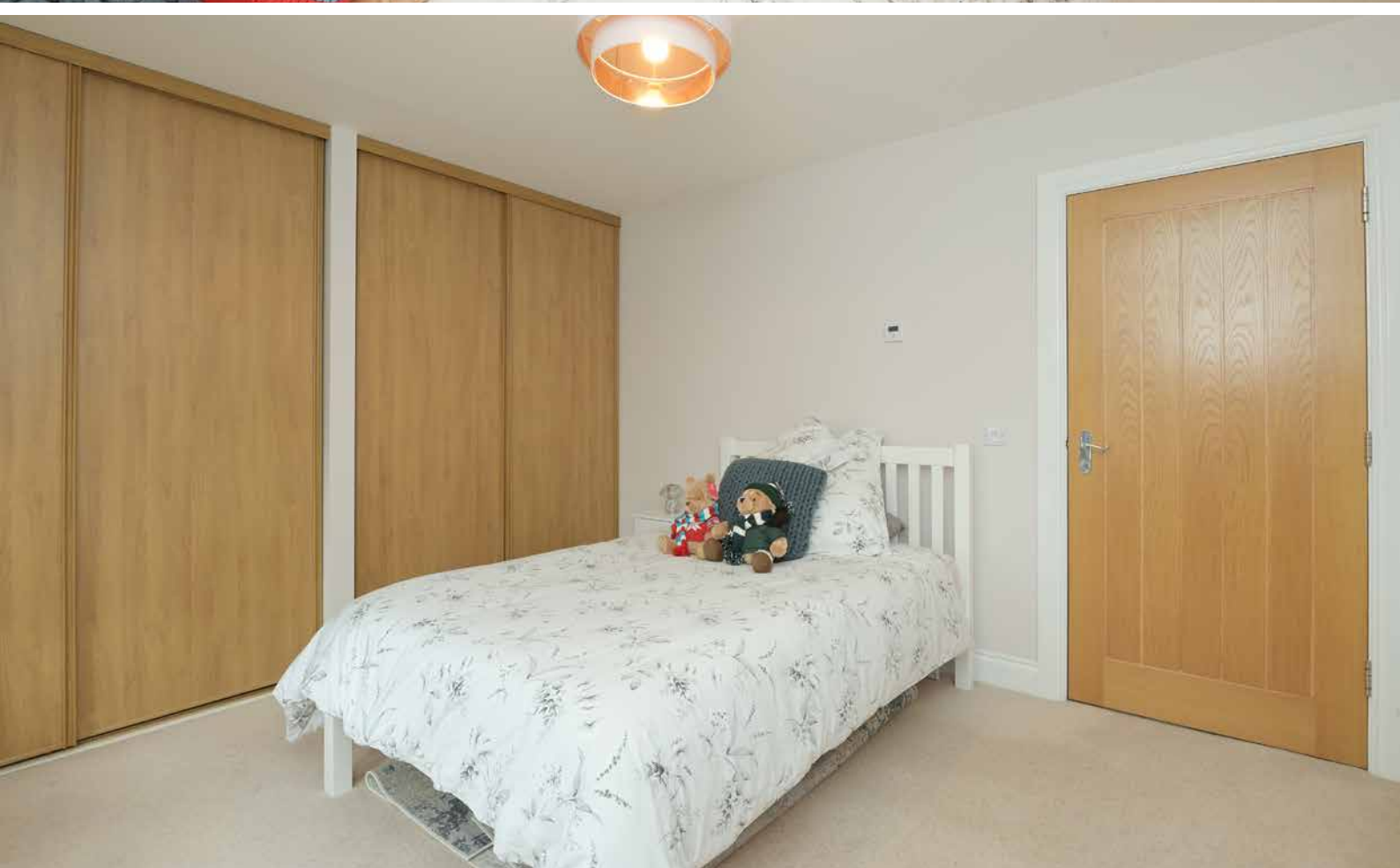


On the middle floor, the property continues to impress with a beautifully finished family bathroom featuring an integrated bath and shower, heated towel rail, and attractive tiled surround, creating a modern and comfortable space. Two generously sized double bedrooms are located on this level, both benefiting from built-in wardrobes and excellent proportions.

THE BATHROOM



BEDROOM 2



BEDROOM 3



The top floor is dedicated to the impressive master bedroom suite. A superbly spacious room offering a peaceful retreat, it benefits from excellent natural light and the added luxury of a private en-suite bathroom.

THE MASTER BEDROOM



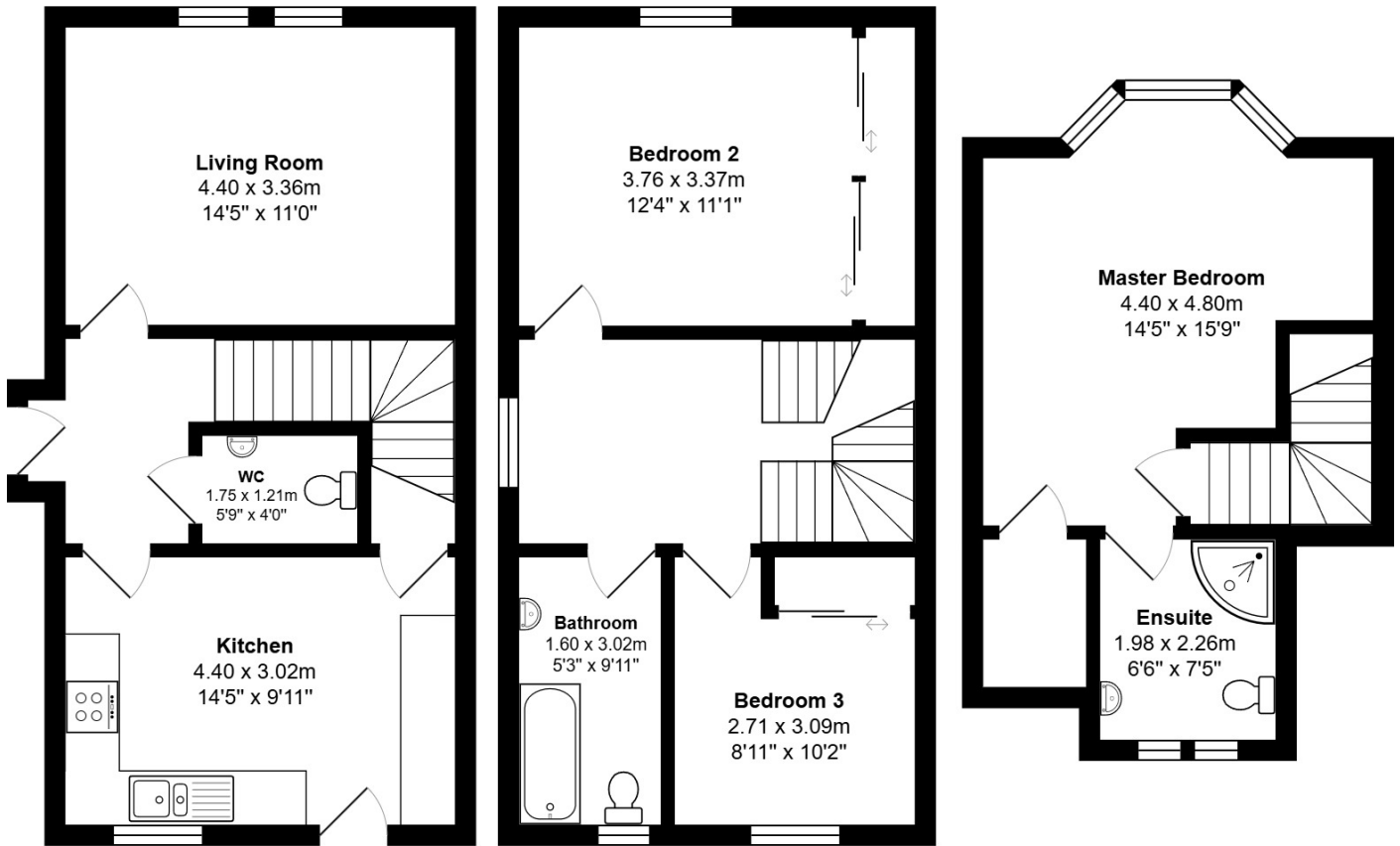
Externally, the property enjoys a beautifully maintained private garden, thoughtfully landscaped with a combination of paved and lawn areas. Fully enclosed for privacy, the garden provides an ideal outdoor space for entertaining, relaxing, or enjoying warmer months, with the added benefit of a garden shed for additional storage.

Combining generous accommodation, contemporary finishes, private outdoor space, and an enviable position within a desirable development, this exceptional home offers modern living in a peaceful setting, making it an ideal choice for a range of buyers.

EXTERNALS

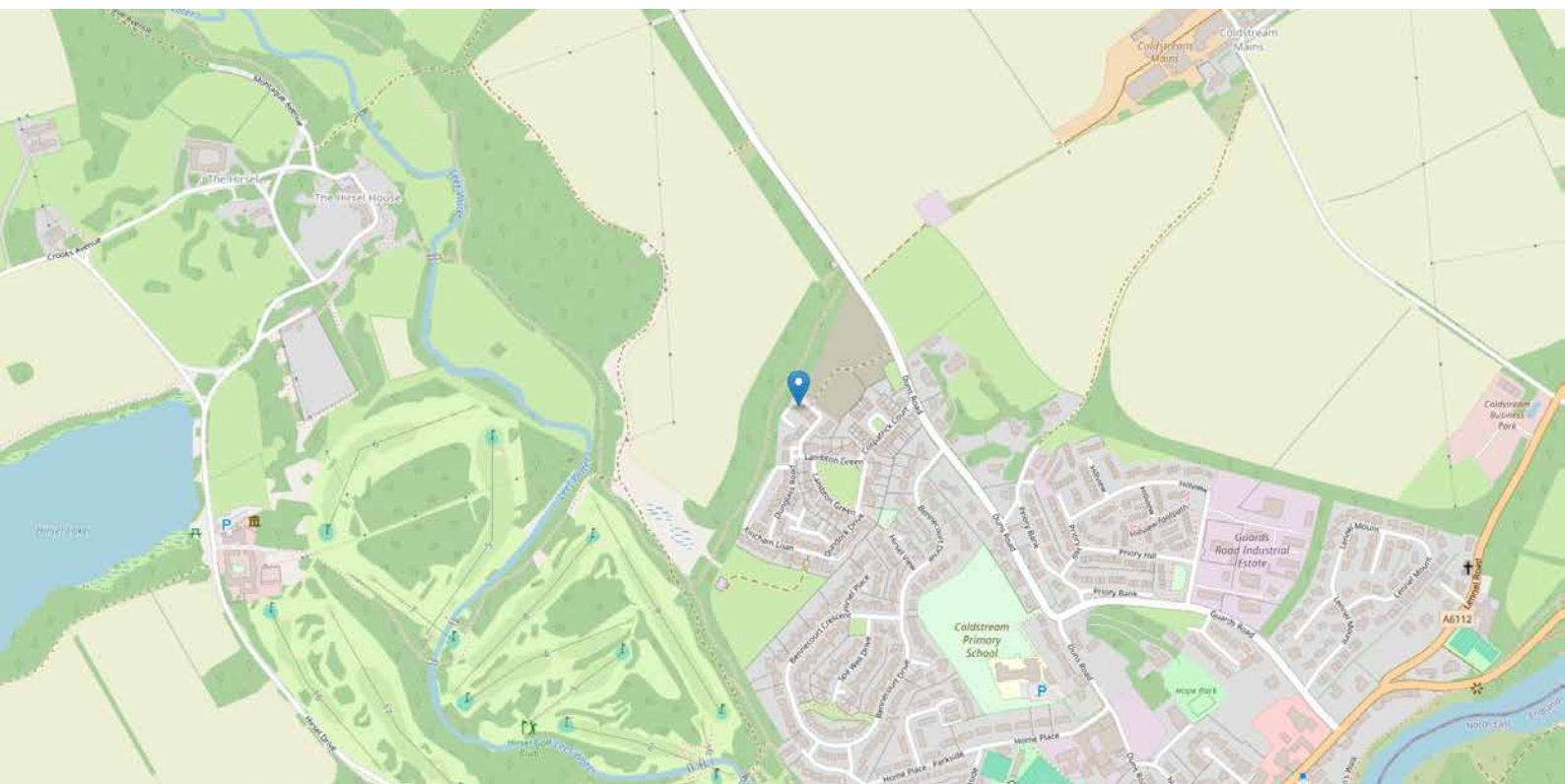


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 106m² | EPC Rating: B



THE LOCATION

Dunglass Road enjoys a desirable position within the historic and picturesque town of Coldstream, situated on the banks of the River Tweed in the heart of the Scottish Borders. Renowned for its beautiful countryside surroundings, rich heritage, and welcoming community, Coldstream offers an excellent quality of life with a perfect blend of peaceful village living and convenient access to nearby towns and cities. The town provides a range of local amenities including independent shops, cafés, convenience stores, restaurants, a medical centre, leisure facilities, and everyday services, ensuring residents have everything required close to home. Coldstream also benefits from a strong community spirit, with a variety of local clubs, groups, and activities available throughout the year.





The surrounding area is particularly appealing for those who enjoy the outdoors, with scenic riverside walks, countryside trails, and stunning Borders landscapes right on the doorstep. The nearby River Tweed is renowned for its natural beauty and fishing, while the surrounding countryside provides excellent opportunities for walking, cycling, and exploring. The historic Hirsell Estate, with its woodland walks, lake, and open spaces, is also close by and offers a wonderful recreational setting for all ages.

Coldstream is ideally positioned for exploring the wider Scottish Borders, with attractions including Floors Castle, Mellerstain House, and the picturesque towns of Kelso, Melrose, and Duns all within easy reach. The nearby Northumberland coastline and beautiful beaches are also accessible for day trips.

The area is well served by local schooling, with further educational facilities available in surrounding towns. For commuters, Coldstream offers convenient road links to Berwick-upon-Tweed, where mainline rail services provide connections to Edinburgh, Newcastle, and beyond. The A1 is also within easy reach, making travel throughout the Borders and north of England straightforward.

Combining a peaceful riverside setting, excellent local amenities, and easy access to some of the finest countryside in the region, Coldstream offers an exceptional lifestyle for those seeking a welcoming Borders community with outstanding natural surroundings.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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