

LEGAL
HASTIN & S



42 Lennel Mount

Coldstream, TD12 4NS

Offers Over £340,000





A particularly deceptive detached home which includes a sizeable attic conversion, set in a peaceful woodside position whilst retaining easy access to the towns amenities



Set on the edge of this established and sought after residential area, 42 Lennel Mount boasts a peaceful woodland edge position, whilst retaining easy access to the towns amenities.

This deceptive home offers particularly spacious accommodation which includes a dining room extension to the rear and a large attic conversion. This versatile layout with bedroom and bathroom facilities on both levels creates great flexibility with a number of the rooms suitable for a variety of uses.

Having clearly been a much-loved home for many years and maintained to an excellent standard, the property benefits from a stylishly upgraded kitchen and two contemporary en-suite shower room facilities, plus the family bathroom. The décor throughout is in good order, with a neutral colour palette, a perfect opportunity for those seeking a home in turnkey condition with easy opportunities to add their own stamp should they wish to. Further upgrades include the addition of solar panels which offer a good annual return.

The ground floor hosts a bright and spacious lounge to the front of the property with feature fireplace, whilst to the rear the extended dining room is a lovely space for entertaining or simply to enjoy the woodland backdrop beyond with doors giving direct access to the gardens. Open from the dining room is the modern, well equipped kitchen which in turn leads to a useful utility room, WC and the integral single garage. The master bedroom boasts a smart en-suite shower room, whilst bedroom two which peacefully overlooks the rear garden, lies next door to the main family bathroom.

Offering generous proportions, the attic conversion is a fantastic space; the main room suitable for a variety of uses such as a further sitting room, home office or teenagers den with velux windows looking towards the woodland at the rear, The third double bedroom lies beyond complete with a modern en-suite shower room.

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) What3words ///disarmed.fillers.footballers

HIGHLIGHTS

- Woodland Edge Location
- Successful Attic Conversion
- Three Double Bedrooms – Two En-Suite
- Dining Room Extension
- Modern Upgraded Kitchen
- Quiet Established Area

ACCOMMODATION SUMMARY

Ground Floor - Entrance Vestibule, Hall, Lounge, Dining Room, Kitchen, Utility Room, Master Bedroom with En-Suite Shower Room, Bedroom Two and Family Bathroom First Floor – Large Sitting Room/Home Office, Bedroom Three with En-Suite Shower Room Integral Garage

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £340,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



