



20 Cospatrick Court, Coldstream - TD12 4EL

Offers Over £245,000

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20 Cospatrick Court

Coldstream

20 Cospatrick Court is an attractive 3-bedroom home offering comfortable accommodation within walking distance of the towns amenities.

- Beautifully Presented 3-Bedroom Home
- Close To Amenities
- Off Street Parking
- Attractive Landscaped Garden
- Dining Kitchen
- Peaceful Location Overlooking Green

Accommodation Comprises

Ground Floor- Entrance Hallway, Sitting Room, Kitchen-Dining Room, WC.

First Floor- Principal Bedroom with En -Suite, Two Further Bedrooms, Family Bathroom.

Garden & Grounds - Landscaped Rear Garden, Shed, Private Parking.



Property Description

Located on the edge of the historic market town of Coldstream in the heart of the Scottish Borders, this beautifully presented three-bedroom, two-bathroom home offers modern living in a peaceful and desirable residential setting.

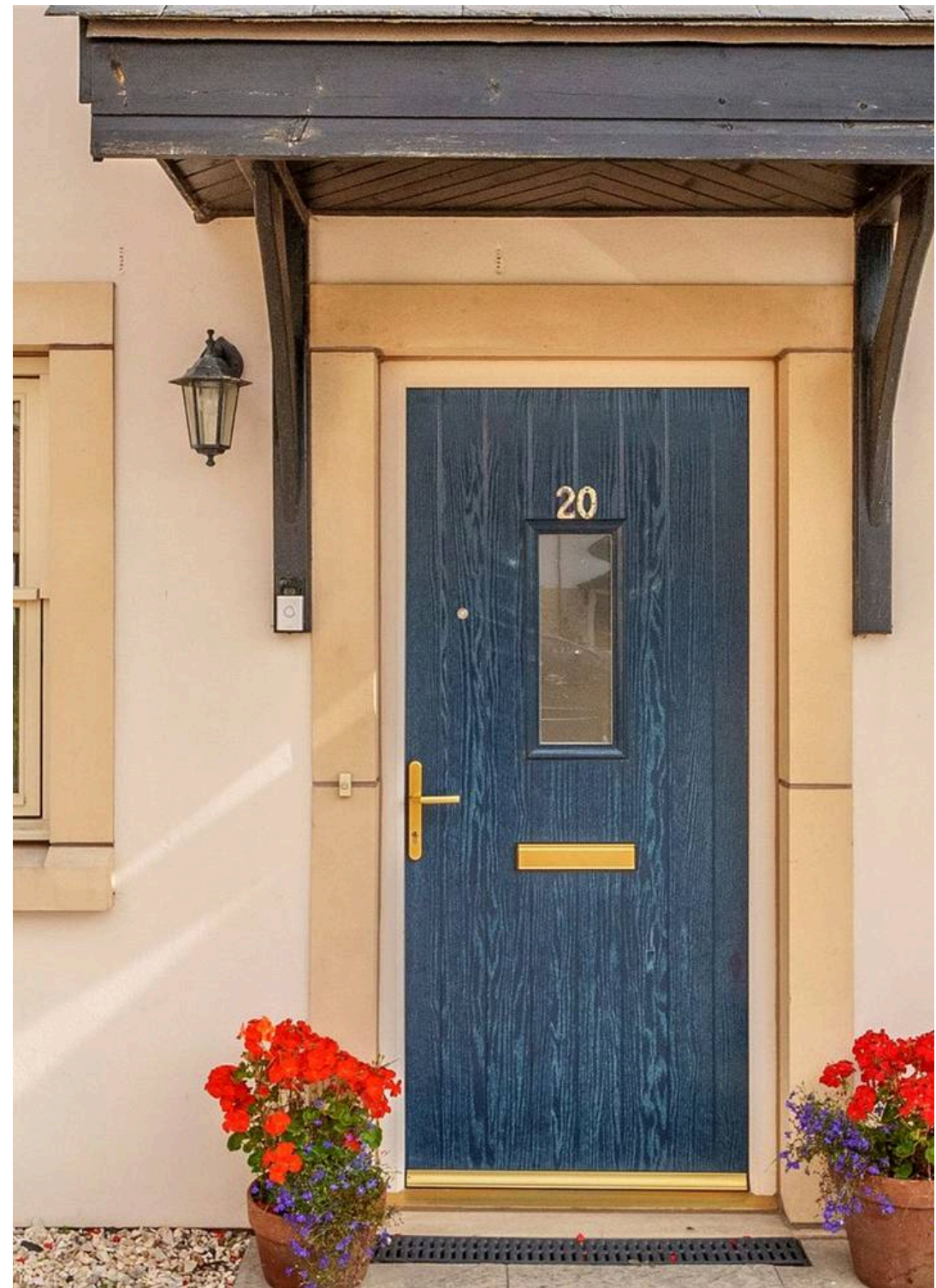
Set within the highly regarded Leet Haugh development, the property boasts spacious, turn-key accommodation spread over two well-designed floors, complemented by private parking, an attractive landscaped rear garden, and open rural views.

Upon entering the home, you are welcomed by a bright and inviting entrance hallway that leads to a generous sitting room, a perfect space for relaxing or entertaining. To the rear, the stylish kitchen-dining room is fitted with timeless cream shaker units and integrated appliances, with French doors opening directly onto the rear garden. A spacious wc completes the ground floor.

Upstairs, the master bedroom benefits from its own modern en-suite shower room, while two further well-proportioned bedrooms offer ideal space for family, guests, or a home office. A fresh and contemporary family bathroom serves the remaining bedrooms.

To the rear, the landscaped garden is fully enclosed and features a well-maintained lawn, patio area, flower beds and timber shed, providing an excellent space for outdoor living. The property also benefits from private parking to the front.

This outstanding family home combines quality, comfort, and convenience in a scenic location, making it ideal for those seeking a quiet yet well-connected lifestyle. With its modern interior, attractive landscaped garden, and proximity to local amenities, countryside walks, and schools, early viewing is highly recommended.





General Remarks

What3words

<https://w3w.co/exonerate.confining.storage>

Tenure

Freehold

Council Tax

Band D

Energy Efficiency Rating

Band B

Services

Mains electricity, water, drainage, gas central heating. Fibre broadband available.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, some light fittings and integrated appliances form part of the sale.

Listing and Conservation

20 Cospatrick Court is not listed nor does it lie within a conservation area.

Agents Note

£26 pcm maintenance agreement through FBR Seed

Distances

Kelso 9.5 miles, Duns 10 miles, Berwick upon Tweed Train Station 16 miles, Edinburgh 49 miles, Melrose 27 miles. (all distances are approximate).









Area Insights

Cospatrick Court is positioned in a quiet residential area at the edge of Coldstream, in the Scottish Borders. The town offers a wonderful community spirit, and the local conveniences of Coldstream are on the doorstep. Coldstream offers some particularly beautiful walks along the banks of the river Tweed and surrounding countryside, while the development itself has direct access to the extensive grounds of the Hirsell Estate.

Coldstream is a picturesque town full of Scottish charm and character and has historic links to the Coldstream Guards, one of the oldest regiments in the British Army. Coldstream offers a range of amenities and local shops including a Co-op supermarket, a first-class butcher and baker, a medical centre, an excellent children's playpark and several take away restaurants. Coldstream also offers a few local attractions such as the Coldstream Museum. The historic market town of Kelso lies around 9 miles from Lambton Green.

Kelso houses excellent local shopping, several public houses and restaurants and a number of historical attractions such as Kelso Abbey and Floors Castle. Kelso also offers the world-famous Kelso Racecourse and leisure facilities which include a swimming pool, fitness centre and 2 fantastic golf courses, the championship course at the Schloss Hotel and Kelso Golf Club. The countryside surrounding the house offers an excellent choice of attractions such as The Hirsell Estate, Paxton House, Marchmont House and numerous other historic houses as well as the particularly beautiful coastline around St Abbs and Coldingham. The Northumberland National Park (Britain's biggest National Park) and the Cheviot Hills are only a 20-minute drive from Lambton Green and the historic towns of Melrose and Jedburgh are also nearby.

Coldstream is a quiet and peaceful area but offers excellent links to Edinburgh, Newcastle upon Tyne and London. The A697 provides easy commutable car access to Scotland's capital city (1½ hours) whereas the A698 links Coldstream to Berwick Upon Tweed (20 minutes), onward to Newcastle upon Tyne (1½ hours) and beyond. From Berwick there is a regular train service to Edinburgh and London via major towns en route, with London being only a 3 ½ hour journey away.



Useful Links

Coldstream Butcher -
<https://www.gjsandersonbutchers.co.uk>

Coldstream Medical Centre -
<https://www.coldstreamhc.co.uk>

Coldstream Bakers -
<http://www.trottersfamilybakers.co.uk/index.php?page=coldstream-shop>

Coldstream Primary School -
https://www.scotborders.gov.uk/directory_record/20101/coldstream

Coldstream Angling Association -
<https://www.facebook.com/pages/category/Community-Organization/Coldstream-and-District-Angling-Association-103471264606200/>

Kelso Swimming Pool -
<https://www.liveborders.org.uk/health/swimming/swimming-pools/kelso-swimming-pool>

Kelso Fitness Centre - <http://www.abbeyfitness.co.uk>

Kelso High School - <https://www.kelsohighschool.org.uk>

Longridge Towers - <https://lts.org.uk>

Kelso Rugby Club - <https://www.kelsorfc.co.uk>

Kelso Races - <https://www.kelso-races.co.uk>

Schloss Hotel and Golf - <https://schlosshotel-roxburghe.com/en/home>

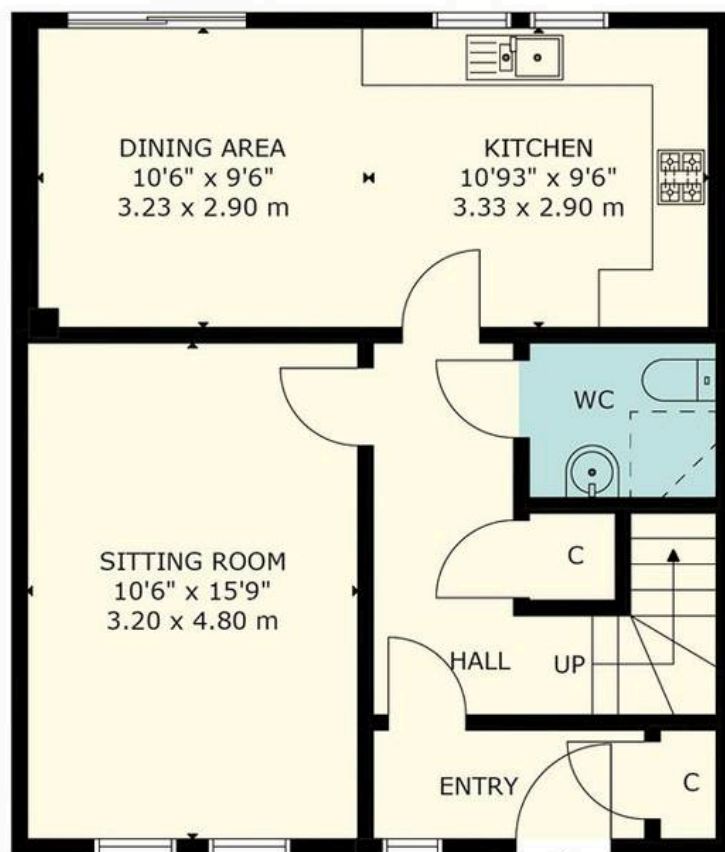
Kelso Golf Course - <http://www.kelsogolfclub.co.uk>

Paxton House - <https://paxtonhouse.co.uk/>

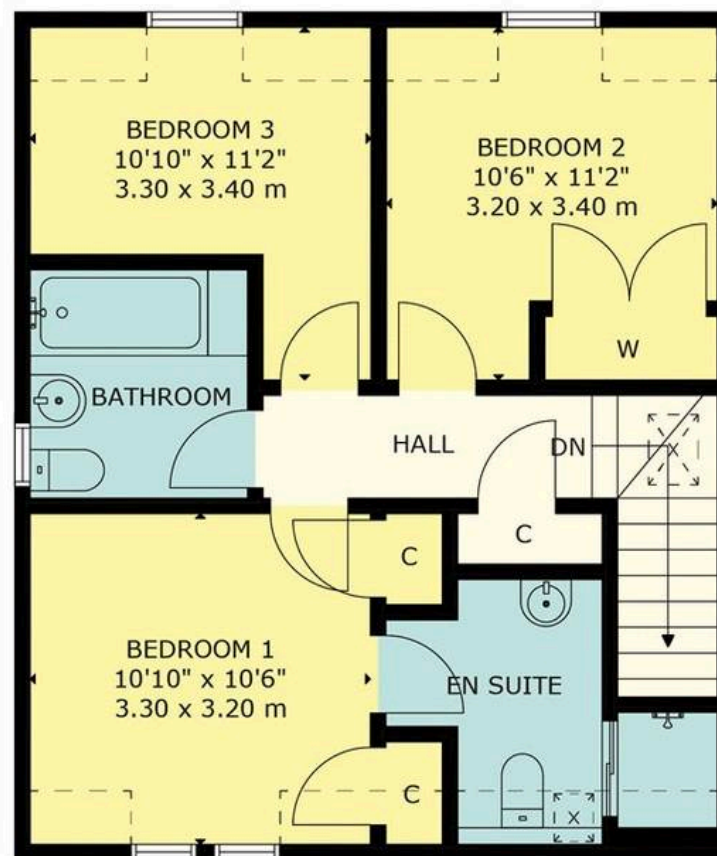
The Hirsell -
<https://thehirsellcraftscentrecom.wordpress.com/>



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ESTATE AGENTS



GROUND FLOOR



FIRST FLOOR

20 COSPATRICK COURT, TD12 4EL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,120 SQ FT / 104 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

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