



Flat 2 Old Seed Mill, Coldstream, TD12 4DG



Offers Over £65,000

- Ground Floor Flat
- Living / Dining room
- Gas Central Heating
- Communal Entrance
- 3 Bedrooms & Bathroom
- Kitchen & Ample Storage
- Double Glazed Windows
- Central Town Location

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viewing this property?

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## Flat 2 Old Seed Mill, Coldstream, TD12 4DG

### LOCATION:

Set in the heart of Coldstream just off the High Street on Church Lane. Coldstream is the first Border town in Scotland and the original home of the Earl of Home whose estate, The Hirsel, offers lovely countryside wildlife walks, the Homestead Cafe and craft shops. The town sits on the River Tweed, renowned for its salmon fishing, just over the Scottish Border to the North of the Cheviot Hills, offering a wide range of amenities which include pubs, shops, cafes, Community Centre, doctors and dentist surgeries. Coldstream lies approx. 15 miles away from the East Coast railway station in Berwick-upon-Tweed and approx. 9 miles away from the Borders town of Kelso, both with a wider variety of amenities.



### DESCRIPTION:

Flat 2 is a spacious three-bedroom ground floor apartment forming part of an attractive stone-built conversion of a C-listed Corn Store Building, comprising 13 properties. Accessed at ground floor level from Church Lane, the property is entered via a smaller inner hallway to the right, leading to the flat's entrance door. The accommodation includes three well-proportioned bedrooms which all benefit from fitted wardrobes, a bathroom, a generous living room with ample space for dining, and a separate kitchen. The flat further benefits from double glazing, gas central heating and a further large storage cupboard which also houses the electrics. The property is mainly on one level, however, it has several steps leading down to the corridor giving access to the bedrooms. Properties within this popular conversion are ideally suited to first-time buyers, those seeking a holiday home, or purchasers looking for a rental investment.



### EXTERNALLY:

The property is accessed from Church Lane to a communal hallway, then on through a door on the right to an inner hall with the flat's entrance door on the left.



### SERVICES:

Mains Electricity, Gas, Water & Drainage.

### NOTE

All services/appliances have not and will not be tested



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### FLOOR PLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### ACCOMMODATION:

- ENTRANCE HALL & BEDROOM CORRIDOR
- KITCHEN (3.58M X 1.98M)
- BEDROOM 1 (3.00M X 2.78M) not including wardrobes
- BEDROOM 2 (4.12M X 2.42M) at widest
- LIVING ROOM (6.13M X 4.26M) at widest
- BATHROOM (3.00M X 2.01M) at widest
- BEDROOM 3 (3.25M X 2.13M)

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#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents  
Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire,  
TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest  
may be advised of any closing date fixed for offers. These particulars are for guidance only. All  
measurements were taken by a laser tape measure and may be subject to small discrepancies.  
Although a high level of care has been taken to ensure these details are correct, no guarantees  
are given to the accuracy of the above information. While the information is believed to be  
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