

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 16 Cospatrick Court, Coldstream

TD12 4EL

**Fixed Price £240,000**



16 Cospatrick Court is an attractive end-terraced townhouse set within a highly regarded modern development on the edge of Coldstream. Designed around a central green, the development has a welcoming community feel and enjoys a peaceful setting. The ground floor offers a bright lounge, a spacious dining kitchen ideal for everyday living and entertaining, a useful downstairs WC and a welcoming entrance hall, along with excellent storage including a large kitchen cupboard. On the first floor are two double bedrooms, both benefiting from fitted wardrobes and a family bathroom. The second floor is dedicated to the principal bedroom with its own en-suite shower room and further storage, including access to a generous attic space. Externally, there is an enclosed garden to the rear, unrestricted parking directly outside the property and an allocated parking space within the residents car park. With the beautiful Hirsell Estate, riverside walks along the Tweed and Coldstream's shops and services all close by, this is a stylish and well-located home suited to a wide range of buyers. Viewing is highly recommended.



# 16 Cospatrick Court, Coldstream

TD12 4EL

**Fixed Price £240,000**

#### GROUND FLOOR:

Hall  
Lounge  
Dining Kitchen  
Downstairs WC

#### FIRST FLOOR:

Two Double Bedrooms  
Bathroom

#### SECOND FLOOR:

Master Bedroom  
En-Suite Shower Room

Gas Central Heating  
Double Glazing

Garden to Rear  
Private Parking Space  
Further Parking Space in Residents Car Park



### Location

Coldstream is situated on the River Tweed, which forms a natural boundary between Scotland and England and is surrounded by some of the most attractive scenery in the Borders. It is a pleasant town with all modern services and amenities and a strong community life. Centrally placed between Kelso, Duns and Berwick, with trains regularly from Berwick Train Station to Edinburgh and Newcastle, which are less than one hour away. Coldstream has an exceptional range of recreational facilities which include and 18-hole golf course at the Hirsell, fishing, tennis courts, bowling, horse riding, football, hill walking and a variety of restaurants and pubs.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

### EPC

C

### Council Tax Band

D

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Call 01573 400399**

43 The Square,  
Kelso, TD5 7HL  
Phone: 01573 400399  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



**16 Cospatrick Court, Coldstream**

Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft

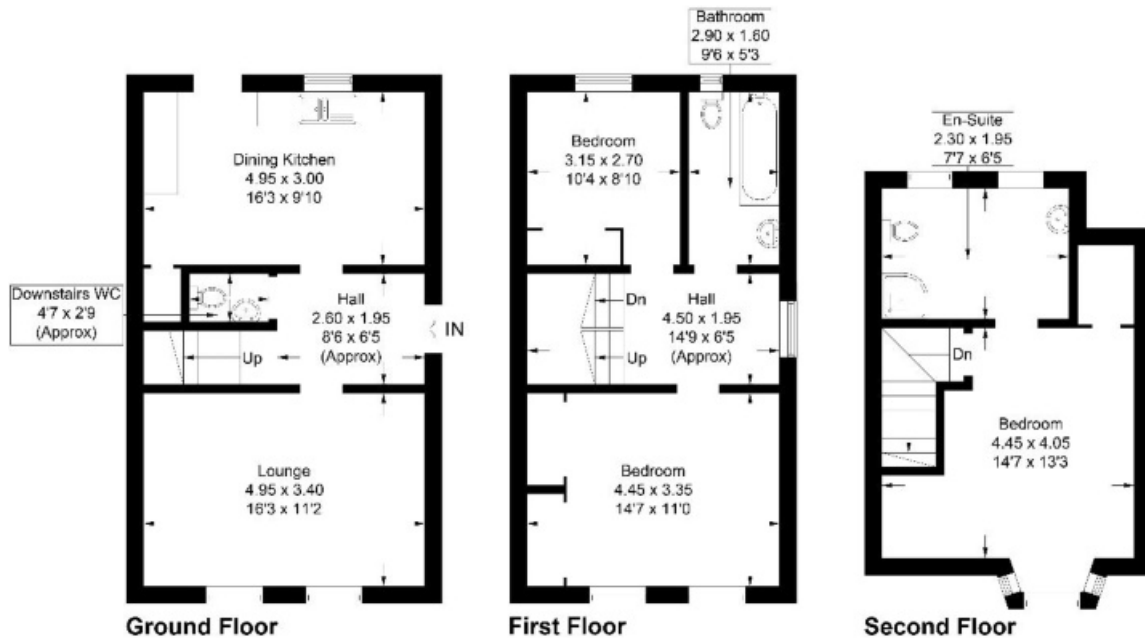


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1256249)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.