

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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16 Cospatrick Court, Coldstream TD12 4EL

Guide Price £255,000



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. On the first floor are two double bedrooms and a contemporary family bathroom, while the second floor is dedicated to a superb master bedroom with its own en-suite shower room. Externally, there is an enclosed garden to the rear, a private parking space and a further space in the residents' park. With the beautiful Hirsel 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.



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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 an 18-hole golf course at the Hirsel, 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
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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16 Cospatrick Court, Coldstream

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

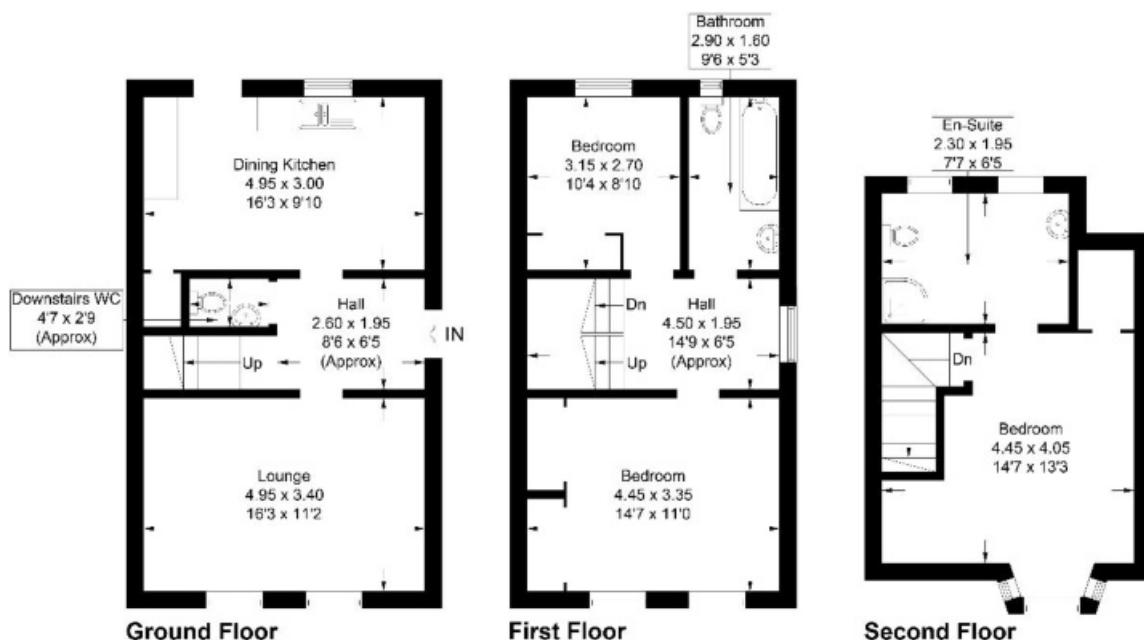


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