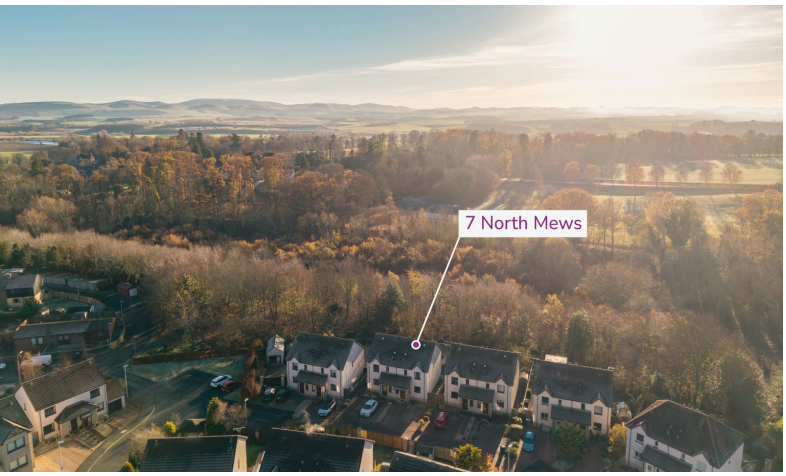
HASTINGS LEGAL







7 North Mews, Bennecourt Drive, COLDSTREAM

Offers over £220,000

PROPERTY & LEGAL

3 bed | 1 public | 3 bath

Council Tax D

EPC : B (90)

HIGHLIGHTS

- Woodland Edge Setting
- Smart Interiors
- Conveniently placed for local amenities
- Easy access to the neighbouring Hirsel Country Estate
- Lounge with free flowing access to the garden





Set within the highly popular Bennecourt development. 7 North Mews is a particularly smartly presented and very well maintained family home.

Set to the edge of the development with a lovely woodland backdrop and convenient access onto the neighbouring Hirsel country estate, the property offers low maintenance modern living whilst retaining plenty of peace and privacy.
The installation of solar panels on the south-facing roof elevation has proven to be a worthwhile addition, delivering a strong annual return.

Within walking distance of the local primary school and town centre amenities, the property is perfectly placed for families, couples or those looking to downsize into town from out-with.

Internally the accommodation has been meticulously maintained and tastefully upgraded with contemporary décor and replacement flooring throughout the ground floor.

With a well planned layout, the lounge lies to the rear and takes full advantage of the woodland outlooks, with doors giving free flowing access to the rear gardens. A well appointed dining kitchen overlooks the cul de sac to the front whilst the ground floor is completed by a convenient cloakroom with WC and useful store cupboard.

Three bedrooms extend off the first floor landing, with the master room to the front benefitting from built in mirrored wardrobes and an ensuite shower room. Bedrooms two and three overlook the garden and woodland at the back and are served by the family shower room.

Private parking to the front provides space for two vehicles whilst the fully landscaped, enclosed gardens at the rear provide a particularly private and sunny spot, ideal for families or gardening enthusiasts alike.

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 Hirsel 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)

Accommodation Summary
Entrance Hall, Lounge, Dining Kitchen, Cloakroom, Master Bedroom with En-Suite Shower Room, Two Further Bedrooms and Family Shower Room.

Services
Mains water, gas, electric and drainage. Double glazing. Gas central heating. Solar panels

Viewing & Home Report
A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

Price & Marketing Policy
Offers over £220,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.