



2 South Mews Bennecourt Drive, Coldstream, TD12 4EG

Guide price £200,000





2 South Mews, Bennecourt Drive

Coldstream, TD12 4EG

- Semi-Detached House
- Two Bathrooms & WC
- Driveway Parking
- Three Bedrooms
- Private Garden
- Short Distance to Primary School

We are delighted to offer this 3 bedroom semi-detached house set in a quiet residential position within the popular town of Coldstream. The property boasts well-proportioned accommodation over three levels, and benefits from an enclosed rear garden and driveway parking.

The many amenities of the town are a short distance away, including the Primary School, Co-op supermarket and a range of independent shops.

- ENTRANCE HALL - SITTING ROOM - KITCHEN - WC - PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM - 2 FURTHER BEDROOMS - BATHROOM -



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Internally

The property benefits from free-flowing, bright and spacious accommodation over three levels. To the ground floor, the entrance hall leads through to the sitting, which in turn leads to the kitchen. A door from the kitchen allows direct access to the rear garden. To the first floor, the hall landing gives access to the two good sized bedrooms and the well-appointed bathroom, while on the second floor is the principal bedroom with ensuite shower room.

Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with stone-effect worktops incorporating a 1.5 bowl stainless steel sink with mixer tap. There is an integrated electric oven, gas hob and extractor hood, and spaces for a freestanding washing machine, dishwasher and tall fridge freezer.

Bathrooms

The family bathroom is fitted with a modern 3-piece suite including WC, pedestal basin and panelled bath with electric shower & glass shower screen with white tiled splashbacks.

The ensuite is fitted with a WC, pedestal basin and electric shower with white tiled splashbacks.



Externally

The garden is fully enclosed and easily maintained, being primarily laid to lawn with established planting, paved paths and patio area, as well as a handy timber shed. To the front of the property is driveway parking for 2 cars.

Location

Coldstream is an attractive and historic Borders town set on the banks of the River Tweed, close to the Scotland-England border. The town offers a good range of everyday amenities including independent shops, cafés, local services, schooling and leisure facilities, while the surrounding countryside provides excellent opportunities for walking, cycling and outdoor pursuits. Coldstream is well positioned for travel throughout the Scottish Borders and Northumberland, with Berwick-upon-Tweed within easy reach providing a wider range of amenities and a mainline railway station, with regular services to Edinburgh, Newcastle and further afield. Combining a strong sense of community with an accessible location and picturesque surroundings, Coldstream is a popular choice for families, commuters and those looking to enjoy a relaxed Borders lifestyle.

Fixtures & Fittings

Fitted floor coverings, blinds and integrated appliances are to be included within the sale.

Services

Mains water, gas, electricity and drainage.

Council Tax

Council Tax Band C.

Viewings

Viewings are strictly by appointment through James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

Offers

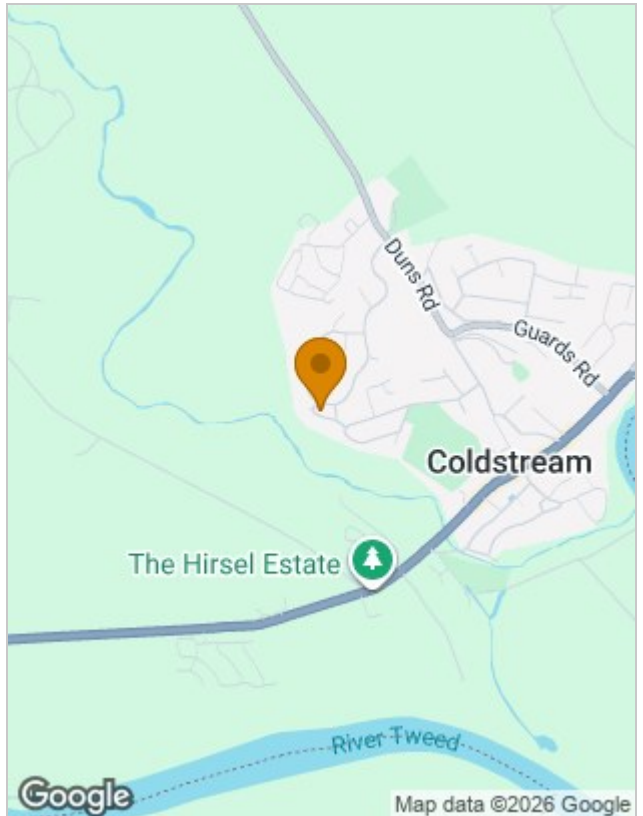
All offers should be submitted in writing to Standard Scottish Format. All Parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept at anytime.



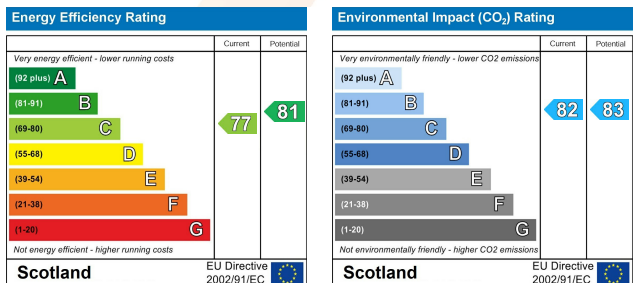


Floor Plans

Location Map



Energy Performance Graph



Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB