



38 High Street  
Coldstream, TD12 4AS



4 bed



1 public



3 bath



This impressive mid-terrace townhouse is conveniently located on Coldstream's charming High Street, just a short stroll from local amenities and beautiful riverside walks. This stylish and spacious home in a charming town.



## 38 HIGH STREET

38 High Street is a charming mid-terrace cottage set in the heart of the historic market town of Coldstream in the Scottish Borders. Boasting a fabulously central location, this much-loved home offers four bedrooms and is presented in excellent condition throughout, with tasteful décor and a warm, welcoming feel.

The ground floor features a spacious, well-equipped kitchen along with a cosy lounge, creating an ideal setting for both everyday living and entertaining. Upstairs, there are four comfortable bedrooms, two of which enjoy modern en-suite bathrooms. The remaining bedrooms are served by a stylish family bathroom, making the layout both practical and versatile.

To the rear, a private courtyard provides an attractive outdoor space – a delightful sun trap perfect for relaxing or enjoying al fresco dining.

Currently operated successfully as a holiday let, the property offers an excellent investment opportunity. Equally, it would make a fantastic permanent family home thanks to its generous accommodation and central location.

## LOCATION

Coldstream itself is well known as the gateway to Scotland and is set on the banks of the River Tweed with beautiful walks along the riverside and in the nearby Hirsell Country Estate. Local sports include tennis courts, horse riding paths and fishing on the Tweed. It also provides easy access to large variety of walks within the Northumberland National Park and lovely unspoilt beaches on the Berwickshire coast. Coldstream town offers a good primary school and easy access to secondary schools, a variety of shops and is well placed for easy commuting to both Edinburgh and Newcastle via the mainline station at Berwick upon Tweed only 20 minutes away.

## HIGHLIGHTS

- Stone built
- Central location
- Spacious town house

- Three/Four Bedrooms
- Ideal investment

## ACCOMMODATION SUMMARY

Ground Floor: Entrance Vestibule, Hallway, Lounge, Kitchen / Dining Room. First Floor: Two Bedrooms with Ensuite, Hallway, Family Bathroom, Two Further Bedrooms.

## SERVICES

Mains services, Gas Central Heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY

Rating D.

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk)

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £240,000.00 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - [Enq@hastingslegal.co.uk](mailto: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.