

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**6 Park Side,  
Coldstream,**  
TD12 4DX

**Guide Price £120,000**



6 Park Side is a two-bedroom semi-detached property situated in the popular Borders town of Coldstream. The home has been extended by the current owners to the rear, creating a bright sun room which enjoys views over the garden. While the property would now benefit from updating and modernisation, it offers purchasers the opportunity to personalise the home to their own taste. The accommodation comprises a welcoming lounge with access to the sun room, a fitted kitchen, two well-proportioned bedrooms, a shower room and a useful store providing additional storage space. Externally, the property enjoys private garden grounds to the front, side and rear, with scope to create off-street parking if desired (subject to the necessary consents). Early viewing is recommended to fully appreciate the potential on offer.





# 6 Park Side, Coldstream, TD12 4DX

**Guide Price £120,000**

Ground Floor:  
Entrance Hallway  
Lounge  
Sun Room  
Kitchen

First Floor:  
Landing  
Two Bedrooms  
Shower Room  
Store

Private Gardens to the Front, Side and Rear  
On-Street Parking

Gas Central Heating  
Double Glazing





### Location

Coldstream is a charming town situated on the River Tweed, which forms a natural boundary between Scotland and England, surrounded by some of the most stunning scenery in the Borders. It is a town that offers all modern services and amenities, coupled with a strong sense of community. Centrally located between Kelso, Duns, and Berwick, Coldstream benefits from regular train services from Berwick Train Station to both Edinburgh and Newcastle, each less than one hour away. The town is also home to a fantastic range of recreational facilities, including the historic Hirsell Estate, which offers beautiful parkland and woodland walks. Additionally, the area is ideal for outdoor enthusiasts with opportunities for fishing, tennis, bowling, horse riding, football, hill walking and a variety of local restaurants and pubs.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

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

### EPC

C

### Council Tax Band

A

### Viewing

By appointment with the Selling Agent

### Entry

By mutual agreement





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

43 The Square,  
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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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Annan,	Tel 01461 202 866/867
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### 6 Park Side, Coldstream, TD12 4DX

Approximate Gross Internal Area = 76.7 sq m / 825 sq ft

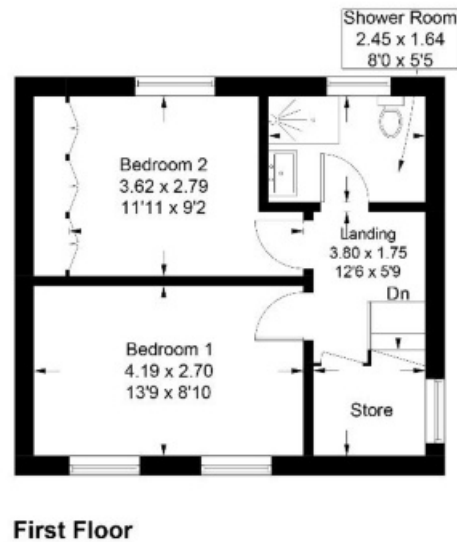
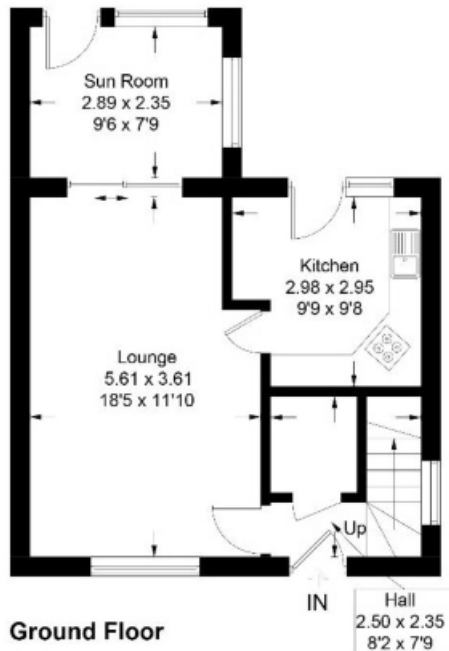


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1269116)

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.