

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 7 Priory Bank, Coldstream, TD12 4EA

**Guide Price £175,000**



7 Priory Bank is a spacious semi-detached family home situated in the charming town of Coldstream, offering excellent potential for buyers seeking a property they can truly make their own. While the property requires modernisation, it presents a fantastic opportunity to create a comfortable and personalised family home. The accommodation is well proportioned and arranged over two floors. On the ground floor, the property comprises an entrance vestibule which leads into the hallway, with the hallway providing access to a bright sitting room, kitchen, bathroom and a versatile family room or dining room with patio doors opening out to the rear garden, ideal for both everyday living and entertaining. Upstairs, there are four bedrooms, providing ample space for family living, along with a convenient shower room. Externally, the property benefits from garden grounds to both the front and rear, offering plenty of outdoor space. A driveway and garage provide off street parking and additional storage. With its generous layout and excellent potential, early viewing is highly recommended to fully appreciate the opportunity on offer.



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Ground Floor:  
Entrance Vestibule  
Hall  
Sitting Room  
Kitchen  
Family Room/Dining Room  
Bathroom

First Floor:  
Landing  
Four Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Front & Rear Garden  
Garage  
Driveway



### 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, Gas & Electricity.  
Double Glazing. Gas Central heating

### EPC

C

### Council Tax Band

C

### Viewing

By appointment with the Selling Agent

### Entry

By mutual agreement



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

43 The Square,  
Kelso, TD5 7HL  
Phone: 01573 400399  
Fax: 01573 400388  
Email: kelso@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



**7 Priory Bank, Coldstream, TD12 4EA**

Approximate Gross Internal Area = 145.5 sq m / 1566 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (I1287684)

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.