

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



31 Cheviot Terrace Coldstream

TD12 4DU

Guide Price £130,000



31 Cheviot Terrace is a mid-terraced family home offering excellent potential for buyers seeking a property to modernise to their own taste and style. Ideally suited to families or investors, the home enjoys a convenient location close to Coldstream Primary School and local amenities. The accommodation is arranged over two levels and comprises an entrance hall leading to a bright lounge featuring a bay window, along with a dining kitchen providing ample space for family meals and entertaining. On the upper floor, the landing gives access to three bedrooms and a family bathroom. Externally, the property benefits from garden grounds to both the front and rear, offering outdoor space with scope for landscaping. A useful external store to the front provides additional storage. While the property requires modernisation, it presents an excellent opportunity to create a comfortable family home in a desirable location. Viewing is highly recommended to fully appreciate the potential on offer.



31 Cheviot Terrace Coldstream

TD12 4DU

Guide Price £130,000

Accommodation:

Entrance Hall
Lounge
Dining Kitchen
Landing
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Front & Rear Garden Grounds
On-Street Parking



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 and Electricity.
Double Glazing. Gas Central heating

EPC

C

Council Tax Band

B

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



31 Cheviot Terrace, Coldstream, TD12 4DU

Approximate Gross Internal Area = 75.4 sq m / 812 sq ft
External Store = 0.6 sq m / 6 sq ft
Total = 76.0 sq m / 818 sq ft

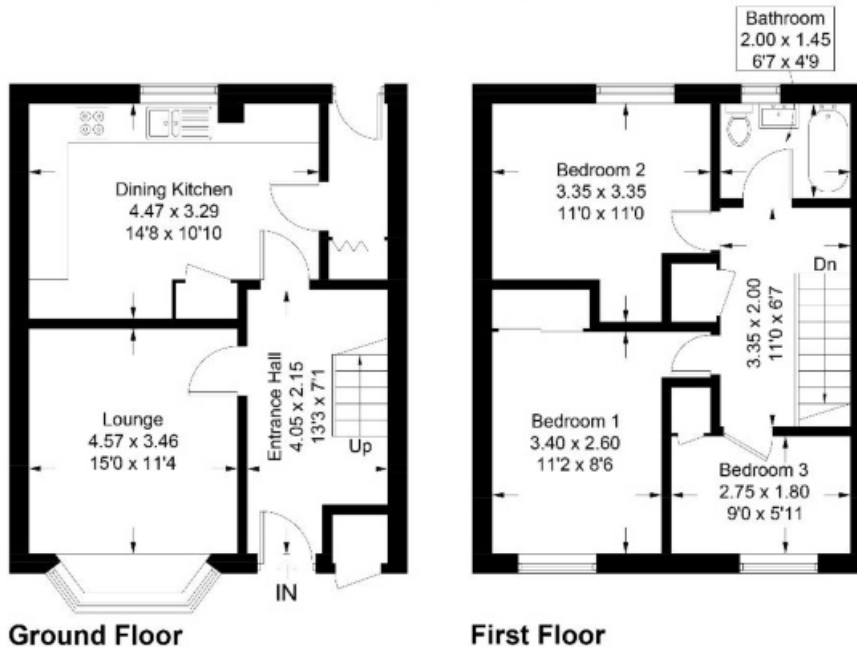


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1294716)

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.