

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Hirsell View, Coldstream, TD12 4BZ

Offers Over £260,000



Situated in a highly sought-after residential area of Coldstream, this charming detached bungalow occupies a generous plot, offering a fantastic opportunity for those looking to downsize, invest, or add their own personal touch. The property comprises a welcoming entrance hall leading to a spacious sitting/dining room, ideal for both everyday living and entertaining. The well-equipped kitchen offers ample storage and work space, while the utility room provides extra convenience. There are two generous bedrooms, both benefiting from fitted wardrobes and a well-appointed shower room. Additional storage is available in the hall, enhancing the property's practical layout. The bungalow offers potential to create a third bedroom and could also be extended (subject to planning consents), allowing for further development should the new owner wish to expand the space. Outside, the large garden grounds surround the property, providing plenty of room for outdoor activities or gardening. The driveway leads to a garage at the front, ensuring ample space for vehicles. With its excellent location and scope for further improvement, this property is an ideal choice for those seeking a comfortable home with future potential. Viewing is highly recommended to fully appreciate all this bungalow has to offer.



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Accommodation:

Entrance Hall
Sitting Room/Dining Room
Kitchen
Utility Room
Large Double Bedroom
Further Double Bedroom
Shower Room

Gas Central Heating
Double Glazing

Surrounding Garden Grounds
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 and Electricity.
Double Glazing. Gas Central heating

EPC

C

Council Tax Band

E

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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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



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Approximate Gross Internal Area = 83.2 sq m / 895 sq ft

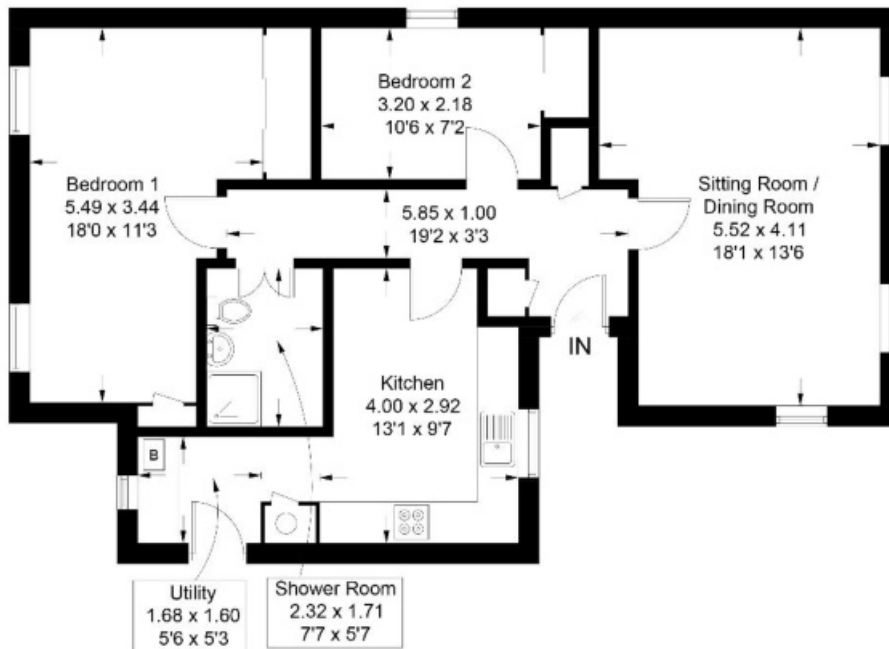


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1295678)

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.