

**Kelso**

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**4 Duns Road,  
Coldstream,  
TD12 4DW**

**Guide Price £80,000**



Situated in the heart of Coldstream, with a wide range of local amenities right on the doorstep, 4 Duns Road is a spacious first and upper floor flat offering an excellent opportunity for a variety of purchasers. Having been successfully let for a number of years, the property would make an ideal investment purchase, whilst also appealing to first-time buyers or those looking to downsize. Accessed via its own private entrance, the accommodation comprises a bright lounge, kitchen, bathroom and two bedrooms. On-street parking is available outside for added convenience. Occupying a central location and offering excellent potential, viewing is highly recommended to fully appreciate everything this property has to offer.

# 4 Duns Road, Coldstream,

TD12 4DW

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## Accommodation:

Lounge  
Kitchen  
Bathroom  
Two Bedrooms

Gas Central Heating  
Mixed Single/Double Glazing  
Private Entrance  
On-Street Parking



## Situation

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 and 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.  
Mixed Single/Double Glazing, Gas Central Heating.

## EPC

D

## Council Tax

A



Approximate Gross Internal Area = 68.7 sq m / 739 sq ft



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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.

Full members of:

