

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Tweed Terrace, High Street, Coldstream

TD12 4AT

Guide Price £290,000



2 Tweed Terrace is a truly outstanding terraced townhouse, beautifully refurbished and upgraded by the current owners to an exceptional standard, offering stylish and highly flexible accommodation over three floors in the heart of Coldstream. Presented in immaculate, show-home condition, the property showcases quality finishes, superb attention to detail and stunning open views to the rear, enjoyed through large picture windows in both the sun room and first-floor lounge/bedroom. The versatile layout can be configured as either a three or four-bedroom home, with the ground-floor dining room ideally suited as a lounge given its position adjacent to the kitchen, while the impressive first-floor lounge could equally serve as a spacious fourth bedroom. The accommodation comprises a welcoming hall, dining room/lounge, kitchen and sun room on the ground floor; a generous lounge/bedroom, double bedroom and luxurious bathroom with roll-top bath and large walk-in shower on the first floor; and two further double bedrooms and a shower room on the second floor. Outside, the rear garden provides a wonderful space for relaxing and entertaining, complete with a raised seating area perfectly positioned to take in the fantastic views. Located next to the town centre, the property enjoys easy access to an excellent range of shops, cafés and amenities, while benefitting from the charm, community spirit and scenic surroundings of one of the Scottish Borders' most desirable towns.



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GROUND FLOOR:
Hall & Staircase
Dining Room/Lounge
Kitchen
Sun Room

FIRST FLOOR:
Lounge/Bedroom
Double Bedroom
Bathroom

SECOND FLOOR:
Two Double Bedrooms
Shower Room

Gas Central Heating
Double & Secondary Glazing

Garden to Rear
Unrestricted On-Street Parking



Location

Coldstream is situated on the River Tweed, which forms a natural boundary between Scotland and England and is surrounded by some of the most attractive scenery in the Borders. It is a pleasant town with all modern services and amenities and a strong community life. Centrally placed between Kelso, Duns and Berwick, with trains regularly from Berwick Train Station to Edinburgh and Newcastle, which are less than one hour away. Coldstream has an exceptional range of recreational facilities which include and 18-hole golf course at the Hirsell, fishing, tennis courts, bowling, horse riding, football, hill walking and a variety of restaurants and pubs.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

C

Council Tax Band

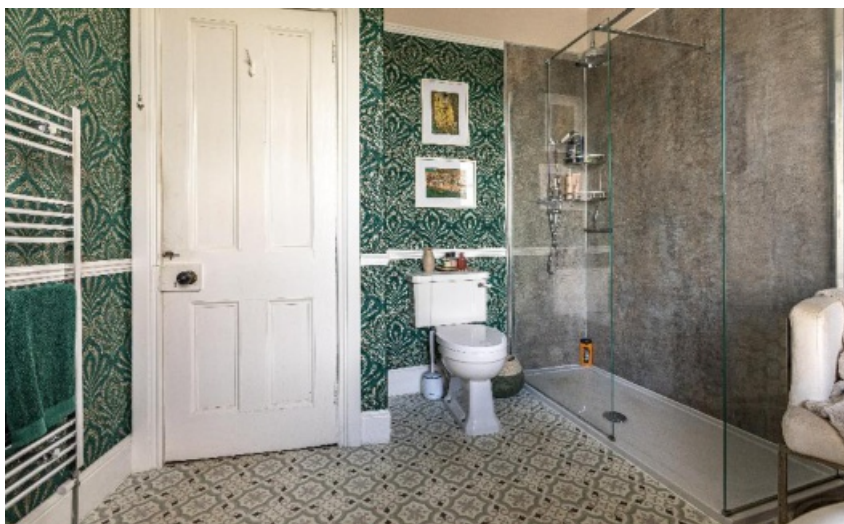
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Viewing

Strictly 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

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Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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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 = 135.8 sq m / 1462 sq ft

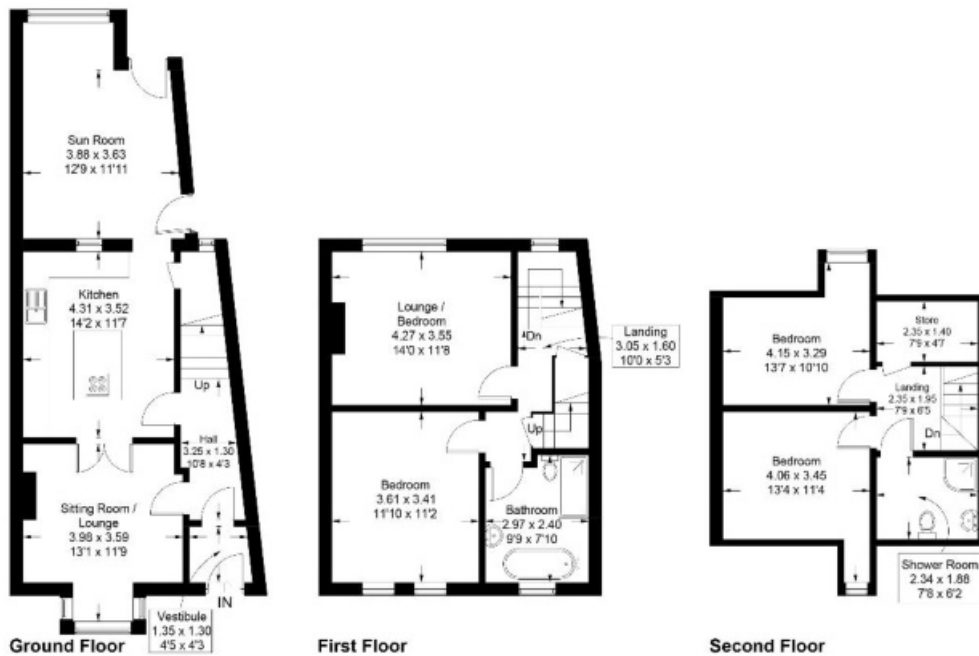


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313066)

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.