



**Tweedside, 98A High Street, Coldstream, TD12 4AG**

*“An elegant bungalow in the heart of Coldstream with a magnificent view over the River Tweed and its surroundings”*

**ACCOMMODATION**

Entrance Hall, Living Room, Kitchen, Pantry, Porch/Cloakroom, Store, 4 Double Bedrooms,  
Bathroom and WC  
Single Garage

**Guide Price £475,000**

# WELCOME TO TWEEDSIDE



## OVERVIEW

This detached bungalow is an elegant home, tucked behind the High Street in a quiet town centre location. The house and garden have a spectacular elevated view overlooking Coldstream Bridge, the River Tweed and its surroundings.

Tweedside has many distinctive features both internally and externally. Externally it has a distinctive low profile with a dark coloured facing brick, a recessed main entrance, deep overhanging eaves, horizontal windows and an elegant chimney. Internally the house has mid-toned vertical wood panelling to the spacious living room, hallway and other circulation areas, combining two panel widths.



The bungalow has been designed for its location; the bedrooms are located to the north of the property and have a favourable east or west orientation; the spacious light filled living room has been designed around the views and the trajectory of the sun, with large windows to the east and west and a large sliding glass screen to the south. The house has a sense of drama when moving between the lighter and darker spaces.



The size, location and design of this dwelling lends itself to many and would make a superb family or holiday home.



## TWEEDSIDE

### THE TOUR

Tweedside is a unique house in a unique setting, overlooking the River Tweed and is tucked behind the High Street. The property has a shared vehicular access, and a tarred parking area for a number of vehicles. The property can also be accessed from the pedestrian lane linking the High Street with the riverside Nun's Walk, giving the property easy access to the river.

Tweedside has two principal entrances; the main entrance is located for easy pedestrian access to the river and the High Street, and the entrance to the east is easily accessible from the vehicular parking.

The main entrance hall is generously sized and immediately sets the style for the property. The dining living room is located to the right, the kitchen and associated ancillary spaces are located ahead and the bedrooms, bathroom and WC are located to the left. The entrance hall and the corridor have elegant floor to ceiling timber panelling and wall lights.

The dining living room is light filled and spatially zoned for free flow. This room has a large window to the east for morning light, a large opening glazed screen to the south and a large window to the west for afternoon light. The dining space has a high level window for evening light. There is a feature fire for cosy evenings. The panelling in this room has been designed to not require a skirting.





## TWEEDSIDE

The adjacent kitchen is country style with timber units, a timber edged grey worktop and a grey tiled splashback. There is an electric hob, an integrated oven, an integrated microwave (not in working order) and space for a dishwasher. The porch/cloakroom is currently used as additional space for the kitchen and has fittings for a washing machine. The porch/cloakroom and the walk-in pantry are both directed accessed from the kitchen. With the necessary permissions, it may be possible to reconfigure these spaces to create a utility room and/or to extend the size of the kitchen.



The bedroom wing is divided into two, with a door separating bedrooms one and four and the bathroom from bedrooms two and three and the WC; in effect, creating a guest wing. Bedrooms two and three have small wash hand basins. All of the bedrooms are generously sized doubles. Bedroom one has a fitted storage wall and bedrooms three and four have built-in stores. The generously sized bathroom has a bath, shower and a bidet.

The house is in good decorative order throughout. The hardwood windows combine fixed and side hung opening lights.



### OUTSIDE

Tweedside has a unique location between the Tweed and the High Street and is adjacent to Henderson Park. The house and garden are both very private. The property has a shared narrow vehicular entrance which opens into a courtyard with a single garage and parking for a number of vehicles.

The magnificent view reveals itself when you walk around the property to the south where a garden terrace is located. A grand stepped terrace links the living room with the garden. The sloped banking below is planted, framing the view.



## TWEEDSIDE

### THE AREA

Coldstream, *The First True Border Town* and gateway to the Scottish Borders, is a small traditional town with shops and other services including public houses, vehicle services, beauty services and medical and dental practices.

Coldstream is located close to the nearby towns of Kelso, Duns, Berwick Upon Tweed and Wooler; it is approximately 15 miles from Berwick Upon Tweed Train Station, 55 miles from Edinburgh International Airport and 60 miles from Newcastle International Airport. Coldstream has a direct bus service 67, to Kelso/Tweedbank Train Station and to Berwick Upon Tweed/Berwick Upon Tweed Train Station.

Tweedside is also in an ideal location for recreation with many nearby walking routes, and the Hirsell Estate is close by. Kelso Race Course and Golf Course are both within a 17 minute drive. Schooling is available nearby at Coldstream Primary School and Berwickshire High School. Private schooling is available nearby at Longridge Towers with local pick up.



### what3words

///gossiped.decisive.limo

**COUNCIL TAX** - Band F

**EPC RATING** - D

### SERVICES

The property has gas central heating. It is served by mains water, drainage, electric and gas services.



**98A High Street, Coldstream**

Approximate Gross Internal Area = 154.4 sq m / 1662 sq ft

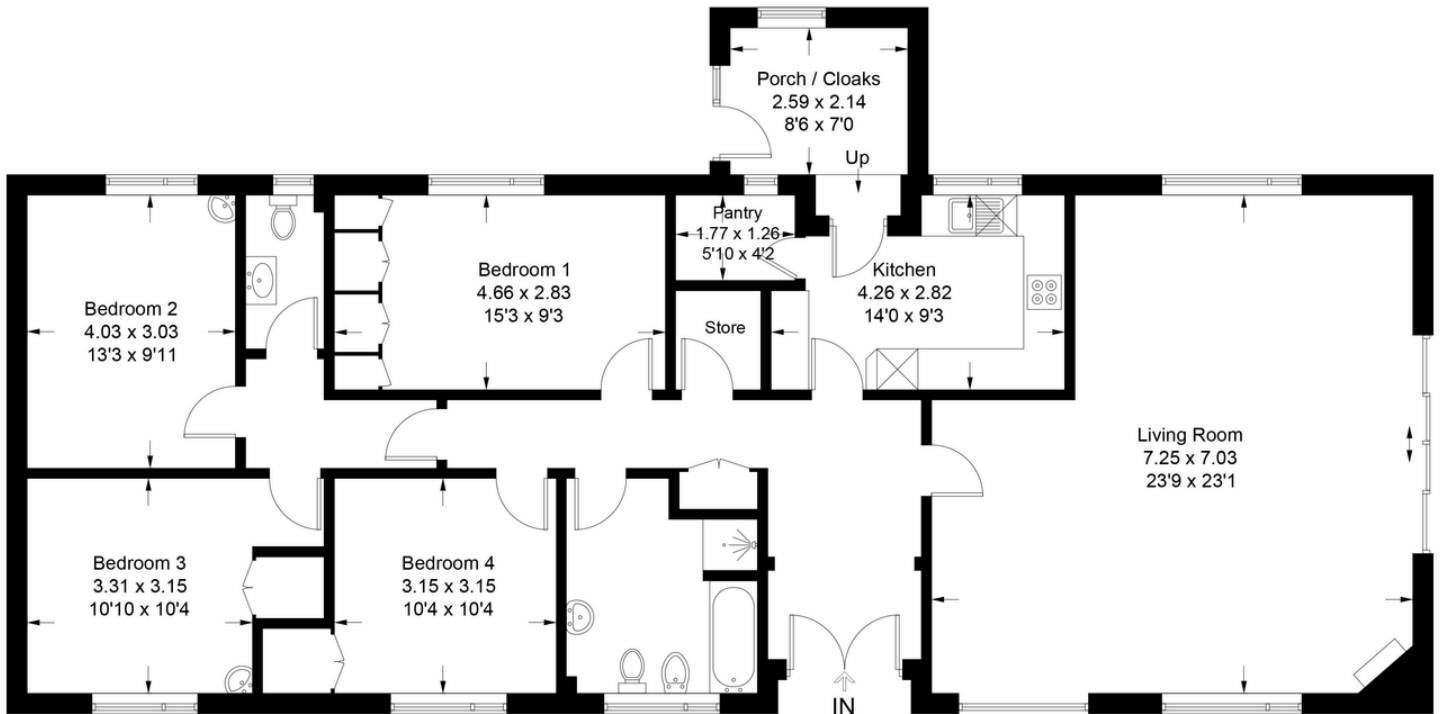


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1314809)

**ABOUT TAIT'S**

At Tait's our integrated estate agency and legal teams guide you through the buying and selling process. We strive to make the process as straightforward as possible for you and have offices in both Kelso and Jedburgh town centres. We have in-depth local knowledge of the Scottish Borders. In addition to estate agency services, we also offer private client legal services.

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Service installations and appliances in the property have not been checked by the selling agents.