

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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13 Cospatrick Court, Coldstream

TD12 4EL

Guide Price £250,000



13 Cospatrick Court is a beautifully presented three-bedroom home, forming part of the highly sought-after Leet Haugh development by the renowned builders Hudson Hirsell. Nestled within a small and exclusive cul-de-sac, the property enjoys an attractive outlook over beautifully maintained communal gardens, offering a peaceful and desirable setting. The property has been exceptionally well maintained and benefits from an excellent Home Report with all Category 1 ratings, providing buyers with added confidence and peace of mind. Inside, the property offers a spacious and well-designed layout, comprising a bright lounge, modern dining kitchen, downstairs WC, master bedroom with en-suite shower room and a stylish family bathroom. Externally, the property features a fully enclosed, low-maintenance rear garden, ideal for relaxing or entertaining, together with a private parking space. This is an outstanding home that is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this lovely property has to offer.



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Vestibule
Hall
Lounge
Dining Kitchen
Downstairs WC
Master Bedroom with En-Suite
Two Further Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden
Shed
Private Parking Space
Further Parking Space in Residents' Car Park



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 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, gas, water and electricity. Gas central heating, double glazing.

EPC

C

Council Tax Band

D

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

Factor Charge

There is a monthly charge of £25 for the upkeep of the communal areas.



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



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Approximate Gross Internal Area = 101.46 sq m / 1092 sq ft

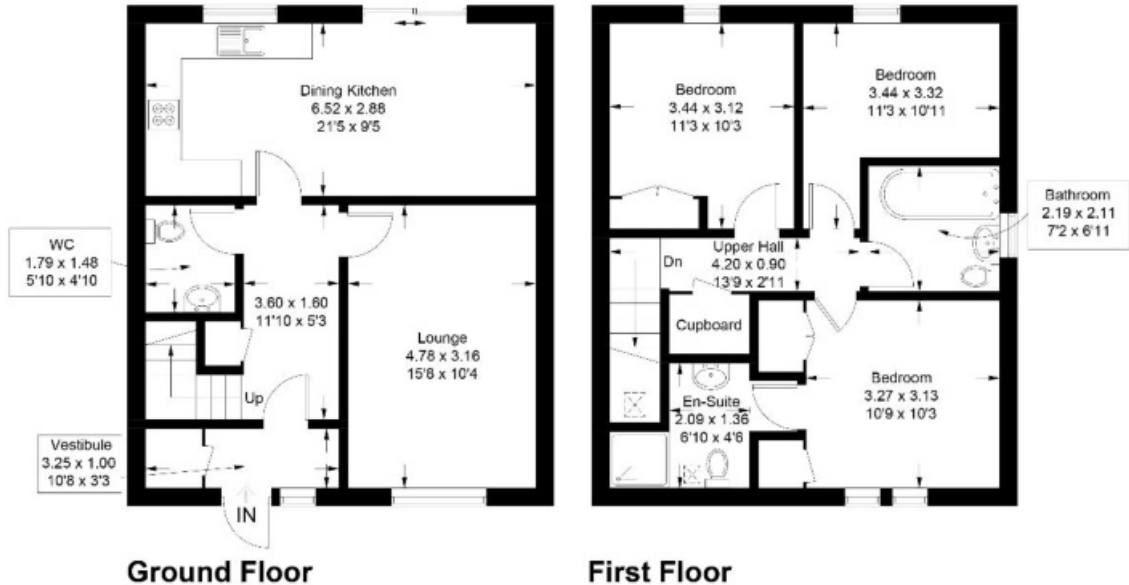


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1318851)

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.