

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 39 Bennecourt Drive, Coldstream

TD12 4BY

**Guide Price £375,000**



Situated within a sought-after modern development, 39 Bennecourt Drive is an impressive and generously proportioned detached bungalow offering comfortable single-level living in the charming Borders town of Coldstream. Well-presented throughout, the property has been thoughtfully designed with a practical and spacious layout, making it an ideal choice for those seeking a home that is both easy to maintain and ready to move in to. Externally, the property enjoys well-kept gardens, a private driveway and a double garage, providing excellent off-street parking and storage space. Coldstream is a popular Borders town on the banks of the River Tweed, offering an excellent range of everyday amenities, a strong sense of community, and easy access to the surrounding countryside. Well placed for commuting, the town also enjoys convenient links to Berwick-upon-Tweed, Edinburgh, and Newcastle. Early viewing recommended.



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Vestibule  
Hall  
Lounge  
Dining Room  
Kitchen  
Utility Room  
Master Bedroom with En-Suite  
Three Further Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Garden  
Double Garage  
Drive



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

### EPC

C

### Council Tax Band

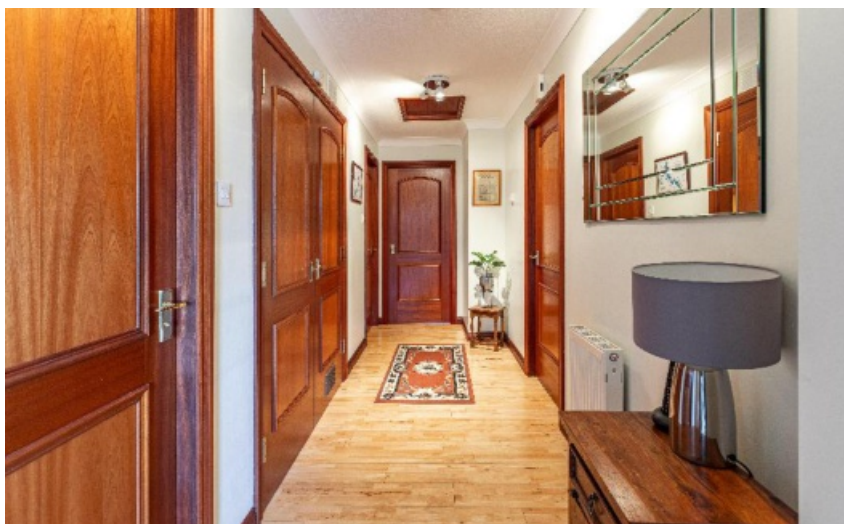
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### Viewing

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

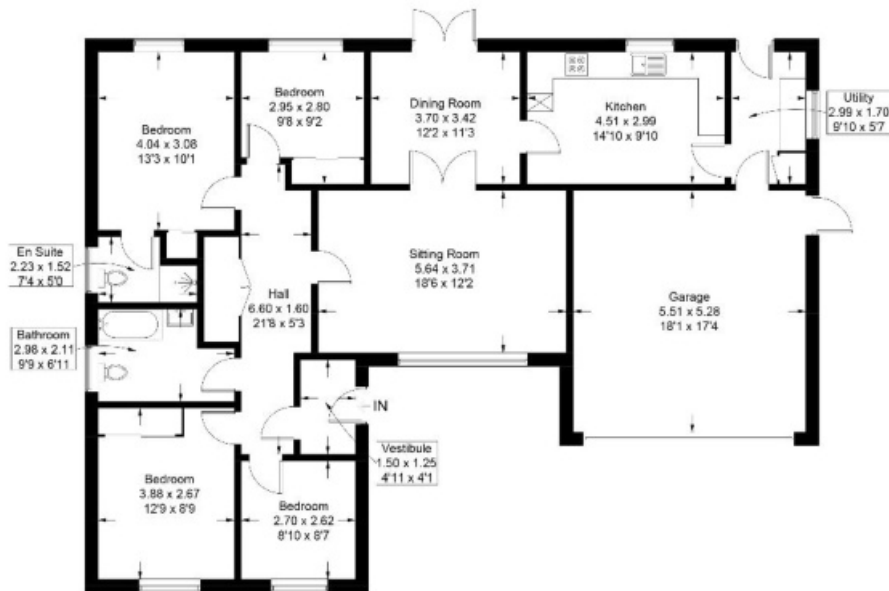
Also At:

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



**39 Bennecourt Drive, Coldstream**

Approximate Gross Internal Area = 150.6 sq m / 1621 sq ft  
(Including Garage)



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1316993)

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.