

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Bennecourt Crescent

Coldstream, TD12 4BX

Guide Price £270,000



Set within a highly desirable residential area of Coldstream, this immaculate detached bungalow offers stylish, single-level living and has been thoughtfully upgraded throughout by the current owners. The well-presented accommodation features an impressive open-plan living room and kitchen, creating a bright and sociable space ideal for modern living, with patio doors opening onto the garden grounds. The principal bedroom benefits from an en-suite shower room and two fitted double wardrobes, while two further bedrooms and a contemporary bathroom complete the accommodation. Externally, the property enjoys attractive surrounding garden grounds, a driveway providing off-street parking and a garage with the added benefit of an electric vehicle charging point. An excellent opportunity for those seeking a beautifully maintained, move-in ready home in a peaceful and desirable Coldstream location, offering the convenience and comfort of living entirely on one level.



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Accommodation:

Hall

Open Plan Living Room/Kitchen

Principle Bedroom with En-Suite Shower Room

Two Further Bedrooms

Bathroom

Gas Central Heating

Double Glazing

Surrounding Garden Grounds

Garage & Driveway

Electric Car Charging Point



Location

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 & 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.
Double Glazing. Gas Central Heating.

EPC

C

Council Tax Band

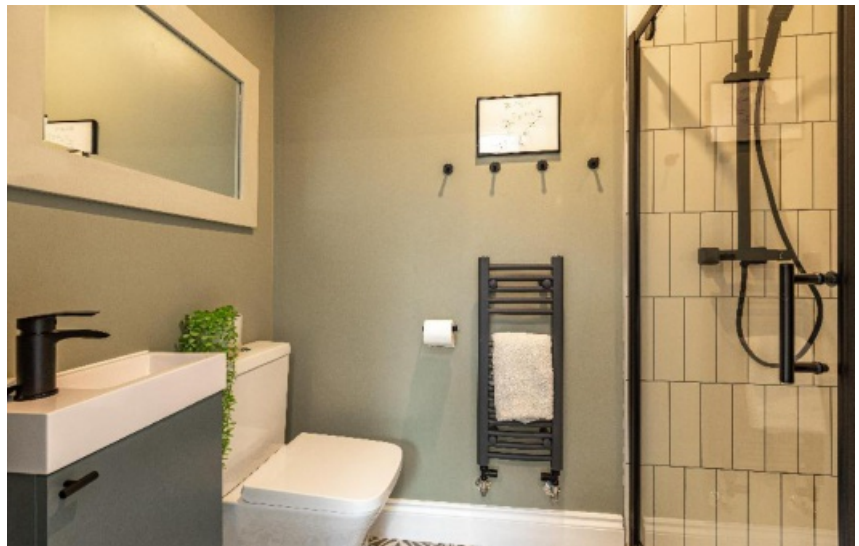
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Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



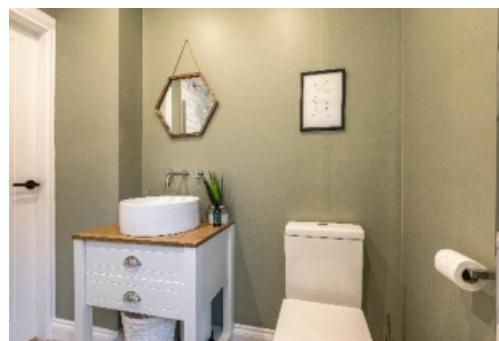
Interested in this property?
Call 01573 400399

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Approximate Gross Internal Area = 83.1 sq m / 894 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 97.8 sq m / 1052 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1318132)

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.