

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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16 Woodlands Park, Coldstream, TD12 4LL

Guide Price £265,000



Situated within a popular residential area of Coldstream, this detached bungalow occupies a generous plot within a quiet cul-de-sac and offers an excellent opportunity for those seeking a home on one level with significant potential. The property would benefit from upgrading and modernisation, providing an exciting opportunity for a new owner to transform the accommodation and create a home tailored to their own taste and requirements. The accommodation comprises an entrance vestibule, hallway, dining lounge, kitchen, three bedrooms and bathroom. Externally, the property sits within generous surrounding garden grounds, offering excellent outdoor space and further potential. A private driveway and garage provide valuable off-street parking, while three external stores offer excellent additional storage. Viewing is highly recommended to appreciate the space, plot and potential this property has to offer.



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Accommodation:
Entrance Vestibule
Hall
Lounge/Dining Room
Kitchen
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Surrounding Garden Grounds
Three Stores
Garage & Driveway



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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains Drainage, Water, Gas & Electricity.
Gas Central Heating. Double Glazing.

EPC

E

Council Tax Band

E

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



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Approximate Gross Internal Area = 107.4 sq m / 1156 sq ft

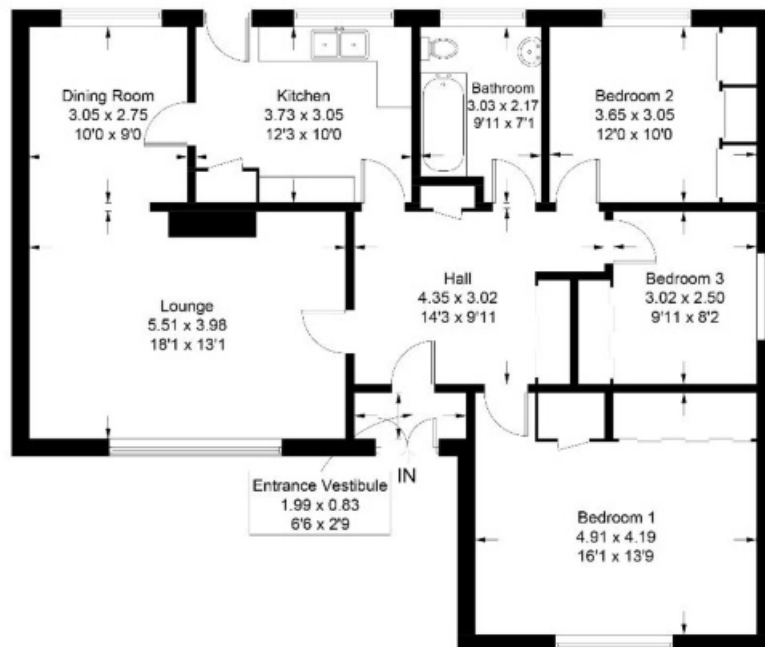


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325623)

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.