Kelso
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Dunedin Villa
33 Duns Road
Coldstream, TD12 4DW

Offers Over £350,000



Dunedin Villa is a beautifully presented and thoughtfully updated detached stone-built home, dating from the 1800s, enjoying a desirable position within the historic town of Coldstream. Retaining a wealth of charming period features, this impressive family home combines traditional character with modern comforts, offering generous and versatile accommodation arranged over two floors. The ground floor comprises a welcoming lounge featuring a stove, a separate sitting room and an impressive breakfasting kitchen, which is open plan to the dining area, creating an excellent space for both everyday family living and entertaining. A useful rear porch and cloakroom complete the ground floor accommodation. On the first floor, a bright and spacious open landing provides access to five well-proportioned bedrooms, one of which benefits from an en-suite shower room, together with a family bathroom. Externally, the property enjoys beautifully landscaped private garden grounds to the rear, providing a lovely setting to relax and enjoy the outdoors. The gardens also incorporate a greenhouse and timber workshop. Further benefits include a private driveway providing off-street parking for up to three vehicles, accessed through electric gates, together with an electric vehicle charging point. The property presents a wonderful opportunity to acquire a characterful period home offering generous family accommodation, attractive outdoor space and convenient private parking. Viewing is highly recommended to fully appreciate the character, presentation and accommodation on offer.



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Ground Floor:
Entrance Hall
Lounge
Sitting Room
Breakfasting Kitchen
Dining Room
Rear Porch
Cloakroom

First Floor:
Landing
Master Bedroom with En-Suite Shower Room
Four Further Double Bedrooms
Family Bathroom

Private Gardens to the Rear
Electric Gated Driveway
EV Charging Point

Gas Central Heating
Double Glazing?

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 Hirsel 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, Electricity and Gas.
Double glazing? Gas Central Heating.

EPC
D

Council Tax Band
D

Viewing
By appointment with the Selling Agent

Entry
By mutual agreement









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Interested in this property?
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211

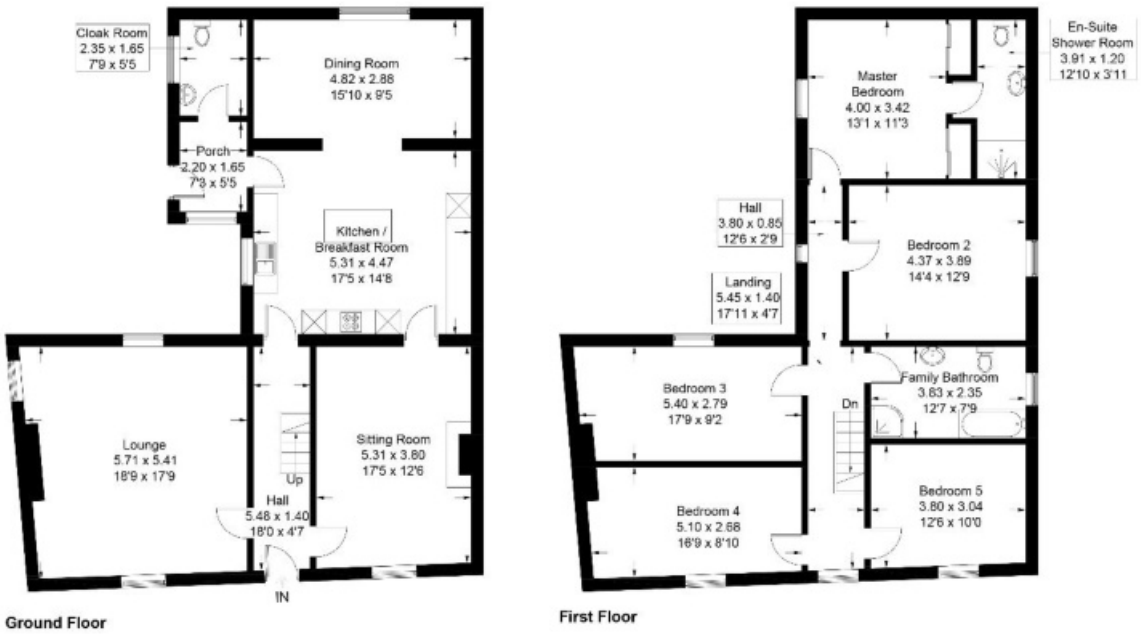







33 Duns Road, Coldstream

Approximate Gross Internal Area
213.7 sq m / 2300 sq ft



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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.