



5 MARKET SQUARE

COLDSTREAM TD12 4BD

Superbly located 3 bedroom ground floor apartment located in the heart of Coldstream



SITUATION

Coldstream which is well known as the gateway to Scotland is situated on the banks of the River Tweed, approximately 9 miles from the scenic town of Kelso and located 14 miles from the coastal town of Berwick upon Tweed with links to all major rail routes.

Coldstream boasts an 18 hole golf course, fishing on the River Tweed and beautiful riverside walks. With a wide range of shopping facilities and eating establishments all within walking distance to the property.

DESCRIPTION

Superbly located 3 bedroom ground floor apartment located in the heart of Coldstream within easy walking distance to the town centre and all local amenities.

In need of some modernisation this spacious apartment offers good sized accommodation.

A door at street level leads you into a spacious hall with accommodation comprising:

ENTRANCE HALL

31'4" x 7'4" at widest

Bright and spacious entrance hall with window to the side of the property and giving access to all rooms. Small shelved cupboard. Power point. Telephone point. Fitted carpet. Curtains. Radiator.

KITCHEN

11'0" x 7'9"

A partially glazed door leads you to a small shared enclosed courtyard to the back of the property.

Fitted with ample base and wall units, stainless steel sink with drainer and mixer tap, gas hob, oven and extractor fan. Ample power points. Lino flooring. Overlooking the courtyard garden to the rear.

LOUNGE

12'11" x 12'4"

A pleasant room with sash window and feature fireplace. Large window to the front of the property and a useful cupboard for storage. Television and power points. Fitted carpet. Curtains. Radiator.

BEDROOM 1

13'0" x 10'8"

A bright room with a large window to the side, featuring a fireplace and recessed bookshelf with space for storage below. Power points. Fitted carpet. Curtains. Radiator.

BEDROOM 2

13'10" x 9'1"

A pleasant room with large window to the side. Fitted carpet. Curtains. Power point. Radiator.

BEDROOM 3

12'3" x 9'11"

A bright room with a window to the back of the property and a feature fireplace. Fitted carpet. Curtains. Power point. Radiator.

SHOWER ROOM

9'11" x 4'10" at widest

A bright room with a window to the back of the property letting in natural light. Fitted with a white suite and mira electric shower with double shower enclosure. Radiator.

OUTSIDE

A small shared courtyard towards the back of the property gives you a useful drying area and somewhere to sit on a sunny day with riverside walks close by.

GENERAL

Combi boiler. Sash windows. All fitted carpets, flooring, light fittings are included in the sale.

ENTRY

By agreement with the selling agents.

COUNCIL TAX

Band B

EPC RATING

Band D



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. gas and electric installations and appliances in the house have not been checked by the selling agents.



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TAITS
Solicitors & Estate Agents

10 The Square • Kelso • TD5 7HJ
T: 01573 224 311
E: info@taits.co.uk

43 High Street • Jedburgh • TD8 6DQ
T: 01835 344 911
E: info@taits.co.uk