

Kelso
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CULLEN KILSHAW
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10 Bennecourt Crescent. Coldstream

TD12 4BX

Offers Over £270,000



10 Bennecourt Crescent is a delightful and deceptively spacious detached bungalow, set within a sought after modern development in the popular town of Coldstream. The property is presented in immaculate order throughout and benefits from an abundance of attractive features including spacious rooms, modern kitchen, shower room & en-suite, generous garden, monoblock drive and garage. Viewing highly recommended.



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Vestibule
Entrance Hall
Lounge
Dining Room
Kitchen
Utility Room
Master Bedroom with En-Suite Shower Room
Double Bedroom Two
Double Bedroom Three
Shower Room

Gas Central Heating
Double Glazing

Generous Garden
Shed
Greenhouse
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 and 18-hole golf course at the Hirsell, fishing, tennis courts, bowling, horse riding, football, hill walking and a variety of restaurants and pubs.

Fixtures and 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

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Kelso
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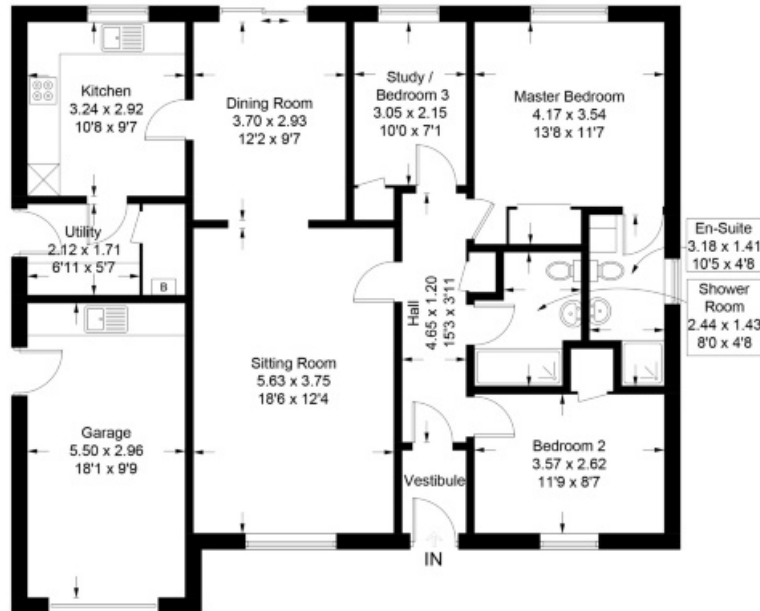
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10 Bennecourt Crescent, Coldstream

Approximate Gross Internal Area = 117.8 sq m / 1268 sq ft
(Including Garage)



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID678328)

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.