

**Kelso**  
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SOLICITORS & ESTATE AGENTS

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## 18 Bennecourt Drive, Coldstream

TD12 4BY

**Offers Over £240,000**



18 Bennecourt Drive is particularly attractive detached bungalow which sits within a popular modern development in the attractive town of Coldstream. The accommodation is well planned and spacious, featuring the pleasant addition of a conservatory to the rear, and comes presented in very good order; perfect for those seeking an easily managed home which is ready to move into. The gardens are a particular highlight of this property, enjoying an excellent degree of privacy, and extremely well maintained by the present owner. In addition, a garage and drive ensure there is ample private parking.



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TD12 4BY

**Offers Over £240,000**

Accommodation:

Entrance Hall  
Sitting Room  
Kitchen  
Utility Room  
Three Bedrooms  
Shower Room  
Conservatory

Gas Central Heating  
Double Glazing  
Well kept gardens to front & rear  
Integral 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 has 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 an 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

**Services:**

Mains drainage, water and electricity. Gas central heating. Double glazing.

**EPC:**

D

**Viewings:**

By appointment with the Selling Agents.

**Council Tax Band:**

E

**Entry:**

By mutual agreement.



Interested in this property?  
**Kelso**  
Call 01573 400399

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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



**18 Bennecourt Drive, Coldstream, TD12 4BY**

Approximate Gross Internal Area = 107.9 sq m / 1161 sq ft  
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (JDB84362)

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.