

**J D Clark & Allan, WS**  
Solicitors and Estate Agents

Tolbooth House  
Market Square  
Duns  
TD11 3DR

Tel: 01361 882501  
E-mail: [property@jdca.co.uk](mailto:property@jdca.co.uk)



**14 Bennecourt Crescent, Coldstream, TD12 4BX**  
**Offers over £215,000**

# 14 Bennecourt Crescent, Coldstream, TD12 4BX

## DESCRIPTION

14 Bennecourt Crescent offers a superb opportunity to acquire a detached three-bedroom bungalow within this popular residential development on the outskirts of the town. The property has previously been extended to provide a spacious master bedroom with en-suite and provides scope for layout changes to suit the purchasers' requirements.

## LOCATION

Coldstream is an historic town lying on the Banks of the River Tweed which forms the natural boundary between Scotland and England. Birthplace of the renowned Coldstream Guards, it boasts a variety of amenities including shops, pubs, cafes and recreational pursuits such as golf, tennis, beautiful riverside walks and of course fishing. There is a primary school and secondary schooling is catered for by the high schools in Duns (approx 10 miles) or Kelso (approx 9 miles). Other border towns are easily accessible as are both Edinburgh and Newcastle via the east coast mainline train station at Berwick-upon-Tweed (approx. 15 miles).

## DIRECTIONS

Please use the postcode TD12 4BX or what3words ///joys.envelope.shifters

## ACCOMMODATION

The accommodation comprises of: hallway, living room, boiler cupboard, kitchen with breakfasting area and a range of wall and base units, bathroom with shower over bath, master bedroom with en-suite including shower and built in wardrobe, dressing room, bedroom 2, bedroom 3 with built in wardrobe, family room which is the converted garage and provides access to the rear garden and patio area. The garage door has been retained and this room could be easily returned to its former use with removal of the partition wall.

The property benefits from double glazing throughout and a gas central heating system.

## OUTSIDE

There is a monoblock drive providing off street parking for two cars, with a ramped path leading to the entrance door. The front garden is laid to lawn with gated access at the side of the house allowing access to the rear garden. The rear garden is fully enclosed with a high fence all round so a great place for children to safely play or pets to enjoy, there is a large patio area and the garden is south-east facing making it perfect for those summer BBQ's and outside entertaining. There is a retaining wall from the patio leading to the lawn which also benefits from existing garden shed & summerhouse bases.



# 14 Bennecourt Crescent, Coldstream, TD12 4BX

## COUNCIL TAX - E

## ENERGY EFFICIENCY RATING - D

## SERVICES

The property is served by mains gas, electricity, water and drainage. There is a telephone connection.

## VIEWING

Viewing is highly recommended but strictly by appointment through the selling agent.

## EXTRAS

All light fittings and floor coverings are included in the sale.

## OFFERS

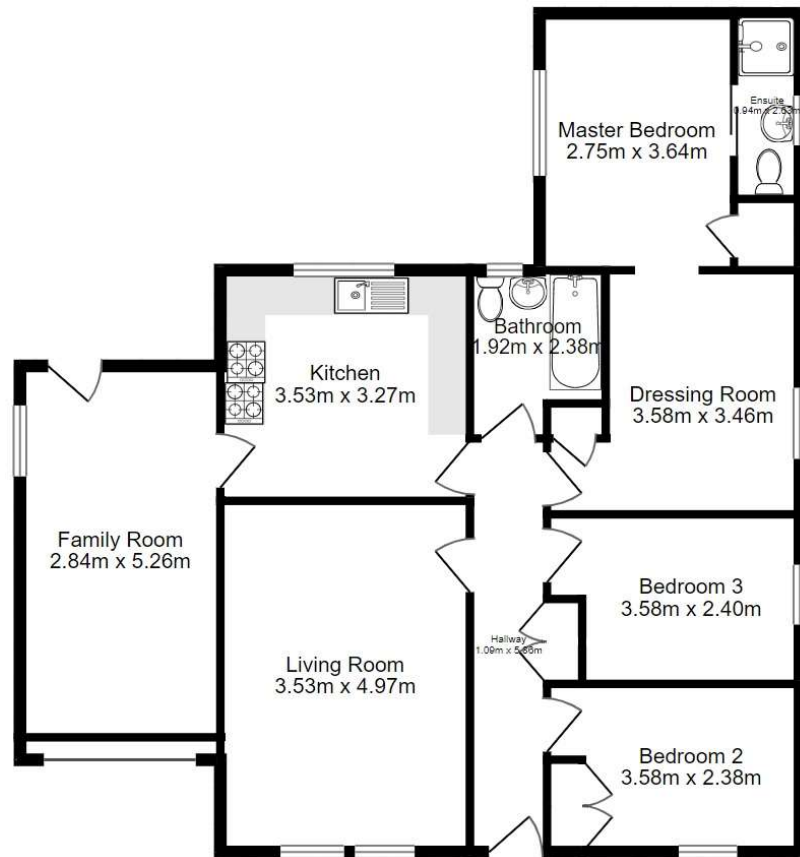
Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.

## NOTE

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.



# 14 Bennecourt Crescent, Coldstream, TD12 4BX



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

