



1 WILLOW BANK

TWEED ROAD, COLDSTREAM. TD12 4BA

“This bright semi-detached property offers the chance to own possibly one of the oldest houses in the town enjoying outstanding open views over the River Tweed and surrounding countryside.”



Description:

Situated in a quiet street set back from the centre of Coldstream, this bright semi-detached property offers the chance to own possibly one of the oldest houses in the town enjoying outstanding open views over the River Tweed and surrounding countryside. The property, in need of significant upgrading and refurbishment, is ideal for those wishing to make their own mark and offers a flexible layout with superb potential. Retaining many original features it comprises a large family Kitchen with plenty room for dining, Lounge, 3 Bedrooms, Family bathroom and separate contemporary Shower Room. Easy walking distance to local amenities.

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.

Entrance Hall:

Although this is the entrance doorway to the front of the house, access to the property is more usually obtained through the back door. Double doorway leads into small hallway giving access to the Lounge, Bedroom 3 and stairs to first floor. Large storage cupboard under the stairs. Fitted carpet.

Lounge: 4.56m x 4.30m

Situated to the front of the property overlooking the Green and Tweed. Large double glazed window with blinds and curtains. Feature Fyfe stone fireplace with Gas fire. Low ceiling with beams add to its cosy feel. Fitted carpet. Radiator. 2 double and 2 single power points.

Door leading to rear of property to Kitchen

Kitchen/Dining Area 5.95m x 3.55m (at widest)

Spacious Family Kitchen featuring beamed ceiling with large window to the rear of the house letting in lots of light with stainless steel double sink with single drainer and mixer taps below. Full range of dark wood floor and wall units including full height built in unit housing fridge. Built in hob and cooker hood. Ample space for built in appliances. Plumbed in for washing machine and dish washer. CH boiler. Built in hatch housing fuse box.

Dining Area (2.20m x 2.06m)

is an extension of the kitchen separated from it by a wide archway. Wall lights. Double and single power points.

Rear Hall 2.8m x 1.6m

This is the most commonly used entrance into the house, the rear hall gives access to rooms in the extension and internal access to the garage. Wood effect laminate. Radiator. Double power point.

Utility room 3.54m x 1.46m

Presently used as a store/utility room. Spacious and adaptable. Built in wooden shelving at one end. Fitted carpet and 3 Double power points.

Shower room 3.21m x 1.93m

A new addition this is a bright spacious sized Shower Room with modern contemporary fittings. Good sized Shower Unit with glass

door and full height built in cupboard to one side for storage. Built in unit with modern white WC and Wash hand basin and integral storage cupboard. Radiator. Silver ladder effect heated towel rail. Recessed lighting. Partial Wet Walls and vinyl tile effect flooring.

Bedroom 3 4.42m x 3.13m

Bright room with good sized Double glazed window from which to enjoy the open views to the front of the house. Built in cupboard used as wardrobe. Shelved alcove. Radiator. Fitted carpet and 3 Double power points.

Stairs lead up to first floor:

Landing

Double glazed window to front with curtains. CH Radiator. Fitted carpet.

Door off leads to a stairway giving easy access the Attic.

Bedroom 1 4.87m x 3.67m

Stunning, open views out over Tweed Green towards the River Tweed. This double room has CH Radiator and separate electric panel heater. Large built in shelved cupboard. 2 double power points. Curtain and pelmet. Fitted carpet.

Bedroom 2: 4.57m x 3.44m

Stunning, open views out over Tweed Green towards the River Tweed. Another double room with Fitted carpet, CH radiator and 3 double power points. Curtains and pelmet.

Bathroom 3.34m x 2.55m

Nicely proportioned room with traditional 4 piece suite comprising WC, wash hand basin, bath with shower over and bidet and half wall tiling. Splashback above wash hand basin with shaver socket and light above mirror. Window. Cupboard housing Hot Water tank. Radiator and heated towel rail. Fitted carpet.

External:**Garden:**

To the rear there is a courtyard area giving some off street parking and access to the garage. Gas meter.

To the front there is a small area of hard standing and through the gate is access to Tweed Green and the public footpaths that encircle Coldstream and lead to the River Tweed.

Garage: 6.20m x 3.49m

Good sized garage with power, light and water tap. Metal up and over door.

General:

All fitted floor coverings, curtains and blinds, are included in the sale price.

Services:

Mains water, drainage and electricity. Gas central heating. Partial double glazing.

Viewing:

Strictly by appointment with the sole selling agents, Messrs Taits, 10 The Square, Kelso Telephone 01573 224311.

Entry:

By negotiation.

**Council Tax Band - E
EPC Rating - F(38)**

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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