

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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10 Cospatrick Court, Coldstream

TD12 4EL

Guide Price £255,000



10 Cospatrick Court forms part of the beautiful Leet Haugh development, built by highly regarded builders Hudson Hirsell. Situated within a small, select cul-de-sac overlooking beautifully maintained gardens, this property is truly one that requires in-person viewing. Substantially upgraded and enhanced since purchase, the property is crammed with luxurious fittings and fixtures and is in truly turn key condition. Boasting a comfortably proportioned layout with three bedrooms, ensuite, downstairs WC, shower room, lounge and dining kitchen. Externally there is an enclosed low maintenance garden to the rear and private parking for two cars to the front. Viewing is absolutely essential to fully appreciate.



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Vestibule
Hall
Lounge
Dining Kitchen
Downstairs WC
Master Bedroom with En-Suite
Two Further Bedrooms
Shower Room

Gas Central Heating
Double Glazing
Floored Attic with Lighting

Garden
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 & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

B

Council Tax Band

D

Viewing

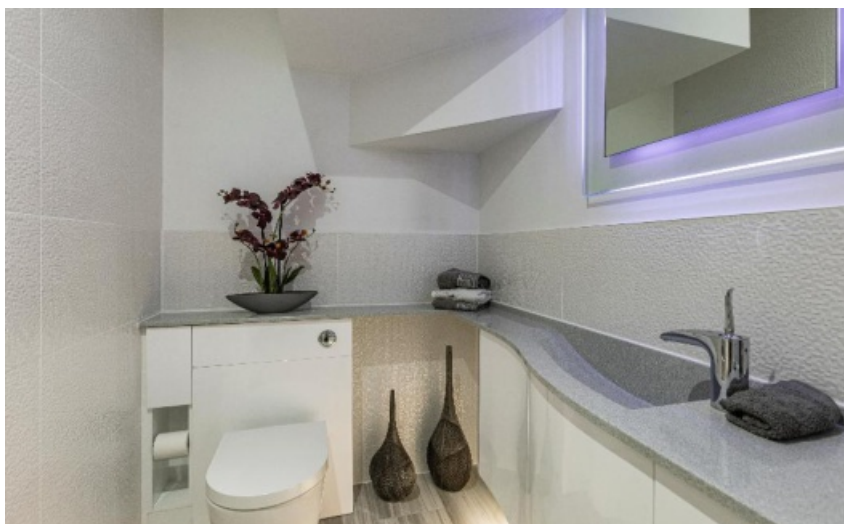
Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

Factor Charge

There is a monthly charge of £20 for the upkeep of the communal areas.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



10 Cospatrick Court, Coldstream, TD12 4EL

Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1024166)

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.