



**Horseshoe Cottage,
2a Duke Street,
Coldstream, TD12
4BW**

Guide Price £155,000



Tucked away enjoying an extremely private setting, Horseshoe Cottage is a very attractive property which has been fully refurbished to a high standard by the present owner. The layout is surprisingly well proportioned, offering a large lounge with space for a good range of furniture, a spacious dining kitchen fitted out with a modern range of units, two bedrooms, and a contemporary bathroom. It would perfectly suit those searching for a primary residence which is in move in condition but is also perfect for those seeking a business opportunity; either for let or as a holiday home. Outside, the front door there is a small area which is ideal for patio furniture whilst the town centre with all its amenities is only a short distance on foot. Early viewing comes very highly recommended.



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Ground Floor:
Entrance Hall
Spacious Lounge
Large Dining Kitchen

First Floor
Two Bedrooms
Contemporary Bathroom

Gas central heating
Double Glazing



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 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 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 & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains water, drainage, electricity and gas. Double Glazing. Gas central heating.

EPC

C

Council Tax Band

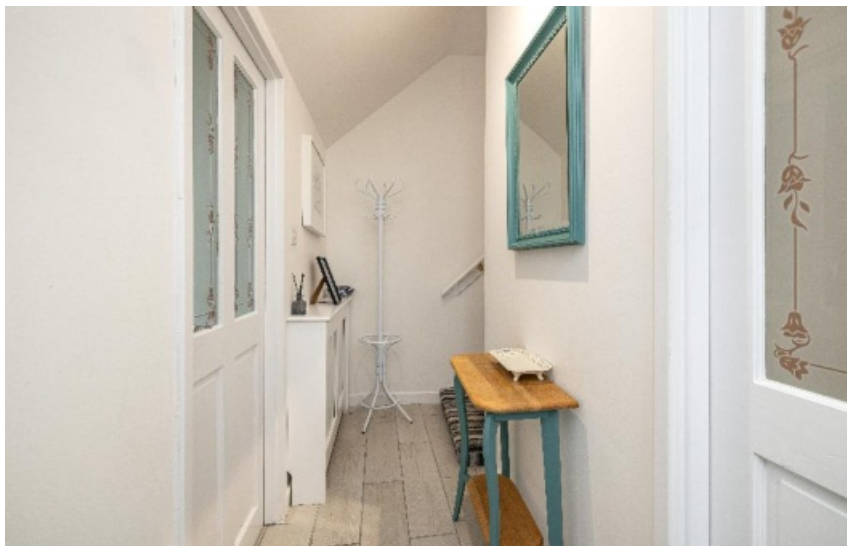
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Viewing

By appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?

Opening Hours:

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
- Langholm, Tel 013873 80482
- Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 87.0 sq m / 936 sq ft

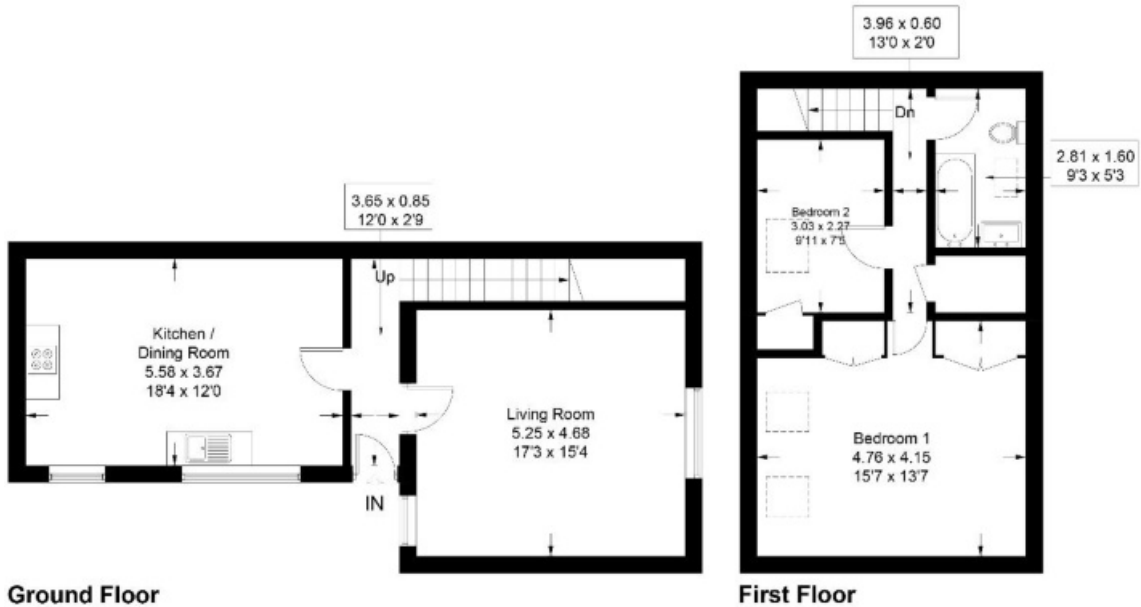


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1072754)

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.