

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 14 Lennel Mount, Coldstream, TD12 4NS

**Guide Price £160,000**



14 Lennel Mount is an attractive detached bungalow, located within a popular residential area in Coldstream. It is well placed for all local amenities and benefits from being within walking distance from the town centre. Although a degree of modernisation is required, the property would be perfectly suited to those searching for a property upon which they can make their own mark. The property comprises: Hallway, Lounge, Kitchen, Two Double Bedrooms and Bathroom. Externally, there is an easily maintained garden grounds surrounding the property. A garage and driveway ensure there is ample private parking. Viewing of this property is highly recommended.



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Accommodation:

Hallway  
Lounge/Dining Room  
Kitchen  
Two Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Surrounding Garden  
Garage  
Driveway



### 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

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

### EPC

E

### Council Tax Band

D

### Viewing

By appointment with the Selling Agent

### Entry

By mutual agreement



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

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



**14 Lennel Mount, Coldstream**

Approximate Gross Internal Area = 74.0 sq m / 796 sq ft

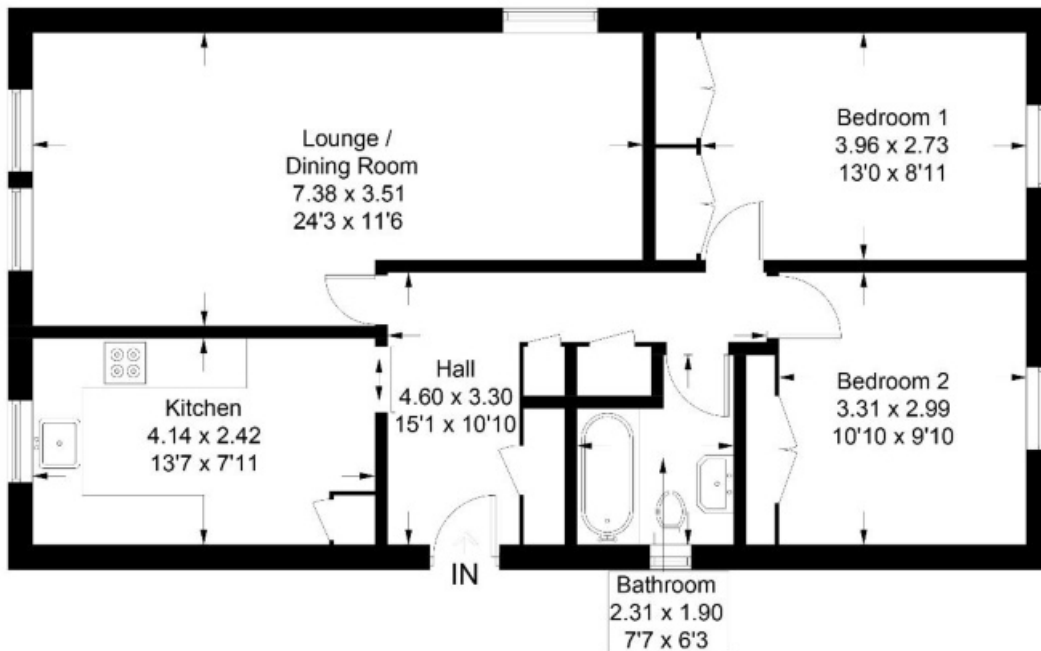


Illustration for identification purposes only, measurements are approximate, not to scale. Fourisbs.co © (ID1131470)

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.