



26 Dunglass Road, Coldstream, TD12 4FD



Offers Over £265,000

- Semi-Detached House
- 3 Bedrooms (Master with En-suite)
- Kitchen / Dining Room
- Immaculately Presented
- Private Parking for Two Cars
- Approx. 7 years NHBC
- Living Room with Plantation Shutters
- Family Bathroom & Ground Floor WC
- Ample Storage Cupboards
- Gardens to Front, Side & Rear

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LOCATION:

Leet Haugh, part of the exclusive Hudson Hirsell Development, is situated on the outskirts of Coldstream, adjacent to the picturesque Hirsell Estate. The Hirsell Estate offers beautiful countryside walks, the welcoming Homestead Cafe, and a selection of charming craft shops. Conveniently, a kissing gate to the rear of the property provides direct access to the estate's pathways. Coldstream is located just north of the Cheviot Hills, across the Scottish border, and lies along the banks of the River Tweed, famed for its salmon fishing. The town offers a variety of shops, amenities, and a primary school. It is approximately 15 miles from the East Coast mainline station at Berwick-upon-Tweed and about 9 miles from the historic market town of Kelso, both of which offer an even broader range of facilities.

DESCRIPTION:

A truly immaculately presented semi-detached house, situated on the periphery of the equally pristine Leet Haugh, Hudson Hirsell Development. The property has only ever been occupied by its current owners and boasts high-quality finishes, as it was the show home. This three-bedroom house is in walk-in condition and benefits from approximately seven years of NHBC warranty remaining, PV solar panels, gas central heating, and a high standard of insulation throughout, ensuring low maintenance and running costs. The front windows are fitted with neatly installed plantation shutters, while the rear windows offer views over the stunning garden and woodland. Note: The feature fire surround, the Temple light fittings and Asian style ceiling roses will not be included in the sale.

EXTERNALLY:

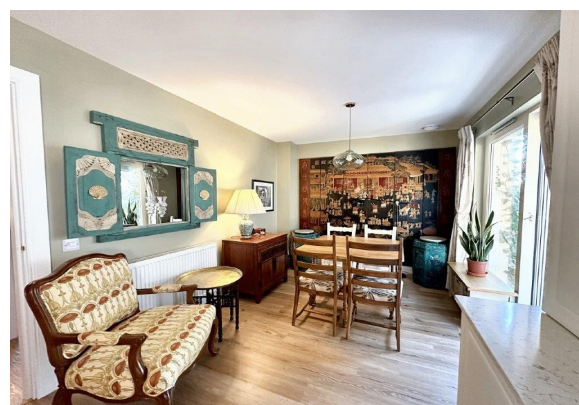
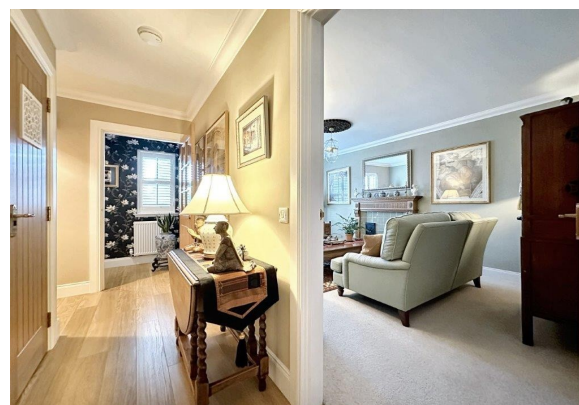
The property boasts garden grounds on three sides, with the front featuring a charming low stone wall and a well-maintained lawn, bordered by the signature Hudson Hirsell lavender planting. The side and rear gardens have clearly been a labour of love. The side garden serves as a productive working space, complete with a greenhouse, raised beds, and a neatly tucked-away bin store. The rear garden, meanwhile, has been transformed into an enchanting retreat, with stepping stone pathways and pergolas adorned with clematis, beautifully dividing the various sections. A delightful summerhouse adds to the charm. Backing onto tranquil woodland, the garden attracts an abundance of wildlife, including numerous bird species and squirrels, creating a haven for nature lovers.

SERVICES:

Mains Electricity, Gas, Water & Drainage. Solar PV Panels.
Factor: FBR Seed - £200.00 deposit then £26.00 pcm.

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These



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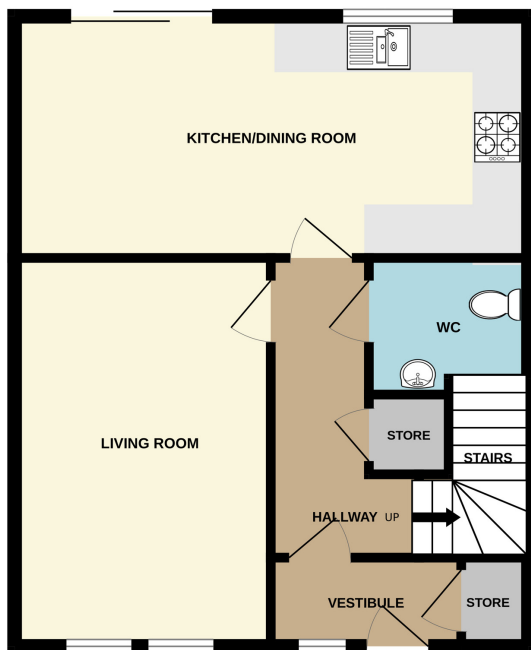
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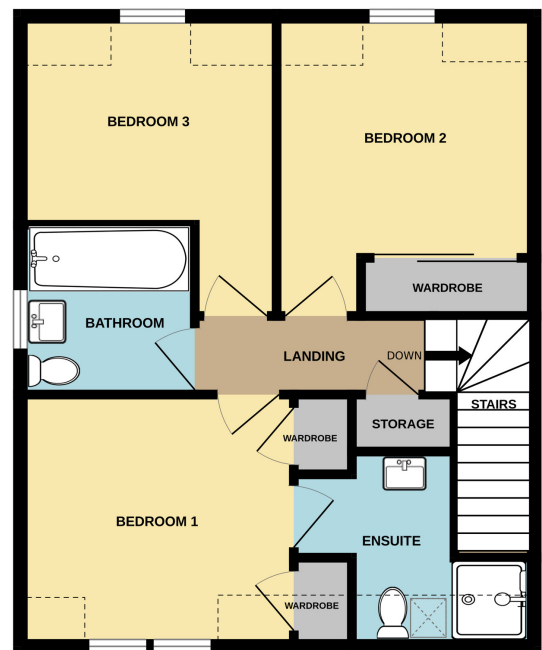
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FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



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.
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ACCOMMODATION:

- VESTIBULE (3.04M X 1.10M) including cupboard
- LIVING ROOM (4.79M X 3.16M)
- WC (1.75M X 1.54M)
- LANDING (3.04M X 1.04M)
- BEDROOM 1 (3.29M X 3.14M) not including wardrobes
- BATHROOM (2.10M X 1.81M)
- BEDROOM 2 (3.99M X 3.11M) including double wardrobe
- HALL (L-SHAPED)
- KITCHEN / DINING ROOM (6.47M X 2.86M)
- CUPBOARD (0.93M X 0.79M)
- CUPBOARD (1.33M X 0.69M)
- EN-SUITE (2.41M X 2.14M) at widest
- BEDROOM 3 (3.39M X 3.29M) at widest

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