



## 21 Cheviot Terrace

Coldstream, Berwickshire, TD12 4EU

**Offers In The Region Of £107,000**

Ref: 97

Conveniently located within easy walking distance to the centre of this popular Border town, this well proportioned two bedroom end terraced house would make an ideal home for a first time buyer, or as an investment property. The house has been well maintained throughout, offering accommodation that is ready to walk into, which comprises of a good sized living room, a modern breakfasting kitchen with an excellent range of units with appliances, two double bedrooms with fitted wardrobes and a shower room. The house has excellent storage throughout, double glazing and gas central heating.

Easy to maintain garden to the front and an enclosed garden to the rear with a patio, raised lawn and timber garden shed.

Viewing is recommended.



### **Entrance Hall**

15'5 x 6'3 (4.70m x 1.91m)

A partially glazed entrance door giving access to the hall, which has a built-in storage cupboard and a cloaks hanging area. Stairs to the first floor landing, a central heating radiator, two power points and a telephone point.

### **Living Room**

14'2 x 11'6 (4.32m x 3.51m)

A good sized reception room with four windows to the front making it a bright and airy room. A feature fireplace with a surround and an electric modern fire. Central heating radiator, two wall lights and four power points.

### **Kitchen/Breakfast Room**

8'6 x 14'6 (2.59m x 4.42m)

Fitted with an excellent range of wall and floor cream gloss kitchen units with spacious granite effect worktop surfaces. The kitchen incorporates a wine rack, a stainless steel one and a half bowl sink and drainer below the double window to the rear. Plumbing for an automatic washing machine, a Hotpoint electric cooker with a cooker hood above. Wall mounted central heating boiler and central heating radiator. Seven power points and a doorway to the rear hall.

### **Rear Hall**

8'5 x 2'9 (2.57m x 0.84m)

With a partially glazed entrance door to the rear garden. One power point.

### **First Floor Landing**

11'6 x 6'3 (3.51m x 1.91m)

Giving access to all the rooms on the first floor level and the loft, the landing has a built-in shelved linen cupboard and a large walk-in storage cupboard. One power point.

### **Bedroom 1**

10'4 x 11'6 (3.15m x 3.51m)

A good sized double bedroom with a window to

the front and a built-in double wardrobe. Central heating radiator and two power points.

### **Bedroom 2**

10'6 x 10'6 (3.20m x 3.20m)

Another double bedroom with a built-in double wardrobe and a window to the rear. Central heating radiator and two power points.

### **Shower Room**

5'4 x 7'1 (1.63m x 2.16m)

Fitted with a modern white three piece suite which includes a double shower cubicle, a wash hand basin below the frosted window to the rear and a toilet with a toilet roll holder. Central heating radiator, a medicine cabinet, an extractor fan and a fan heater.

### **Outside**

Small gravelled garden to the front and an enclosed rear garden with patio overlooking a raised lawn and a timber garden shed.

### **General Information**

Full double glazing

Full gas central heating.

All mains services are connected.

Tenure - Freehold.

Energy rating TBC.

### **Agency Information**

**OFFICE OPENING HOURS**

Monday - Friday 9.00 - 16.30

Saturday 9.00 - 12.00

**FIXTURES & FITTINGS**

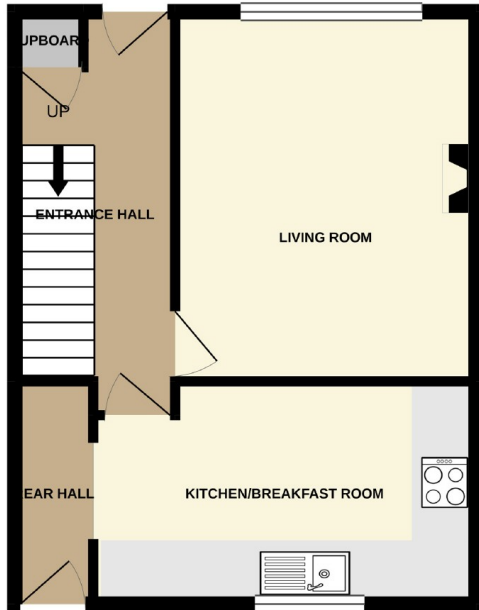
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

**VIEWING**

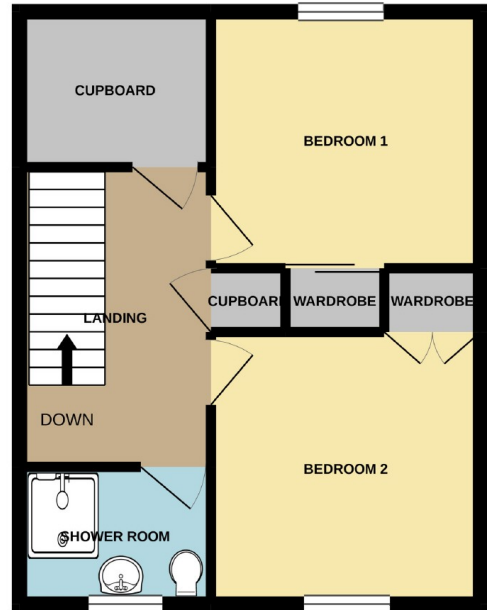
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.3 sq.m.) approx.

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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**Berwick Office**  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: berwick@aitchisons.co

**Wooler Office**  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: wooler@aitchisons.co



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