

11 Duns Road

COLDSTREAM, BORDERS, TD12 4DW



*Beautifully presented three bedroom home located
in the idyllic Border village of Coldstream*



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McEwan Fraser Legal is delighted to present this three-bedroom home located in the idyllic border village of Coldstream, built in the classic Border's style. Perfect for those who love a rural setting, Coldstream is located a stone's throw from Northumberland National Park, whilst being within reasonable commuting distance to the major cities. The property is in excellent overall condition and is in full, walk-in condition.

THE LOUNGE



As you walk in the bright entrance you will be greeted by hardwood flooring throughout the two main floors. An archway provides a light and airy flow between the kitchen and living area.

THE KITCHEN



The kitchen itself is in excellent condition and is suited to a property of this type, leaving plenty of space for entertaining, as well as space for family gatherings.





Moving upstairs to the first floor you find the first of three, well-proportioned bedrooms, easily large enough for a king-size bed. A further box room and the partially tiled three-piece bathroom with shower over the bath complete this floor.

THE BATHROOM



BEDROOM 1



THE BOX ROOM



BEDROOM 2



On the third floor, you find the remaining two bedrooms. Both are light and airy with enough space to be the master bedroom. Any of these would also make a comfortably large home office, perfect for those home workers looking for a country escape. This is a rare opportunity to secure an idyllic property, and prompt viewing is essential!

BEDROOM 3

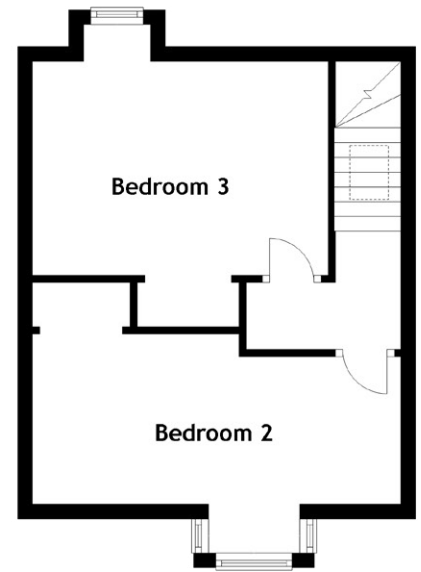
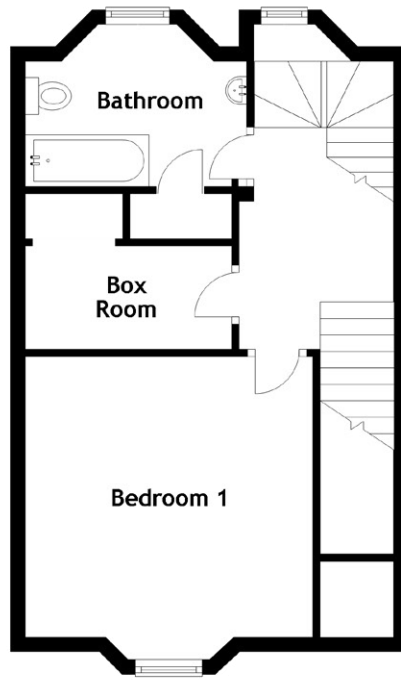
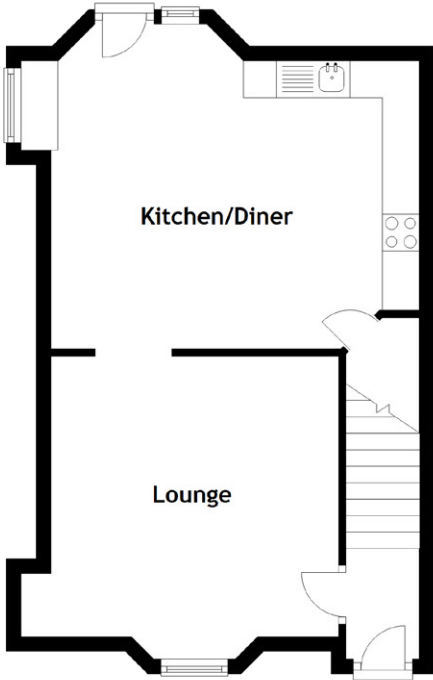


The garden to the rear is wonderfully cared for and secure. Perfectly set up for entertaining, as well as being low maintenance. The property would be an ideal family home with Coldstream Primary School only 5 minutes walk from the front door.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor
Lounge 4.30m (14'1") x 3.80m (12'5")
Kitchen/Diner 5.00m (16'5") x 4.40m (14'5")

First Floor
Bedroom 1 4.10m (13'5") x 3.80m (12'5")
Box Room 2.80m (9'2") x 1.40m (4'7")

Bathroom

3.00m (9'10") x 1.70m (5'7")

Second Floor

Bedroom 2 5.10m (16'9") x 2.30m (7'7")
Bedroom 3 4.01m (13'2") x 2.90m (9'6")

Gross internal floor area (m²): 119m²

EPC Rating: E



THE LOCATION

Coldstream lies on the north side of the River Tweed at the lowest point it can be forded, some 15 miles inland from Berwick-upon-Tweed. The stretch of the Tweed has formed the border between England and Scotland. Coldstream is an attractive town with all modern services and amenities and a strong community life.





It is centrally placed between Kelso, Duns and Berwick. It has an exceptional range of recreational facilities which include an 18 hole golf course at the Hirsell, fishing, tennis courts, bowling, horse riding, football and hill walking for those keen on outdoor activities and a variety of restaurants and pubs.

The Borders Railway line is set to be up and running by summer 2015 with half hourly service at peak times over seven days of the week. The rail line will run from Tweedbank in the Scottish Borders to Edinburgh Waverley, connecting to the national and international rail network within an hour.



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