

Tweedside, 98A High Street, Coldstream, TD12 4AG

"An elegant bungalow in the heart of Coldstream with a magnificent view over the River Tweed and its surroundings"

ACCOMMODATION

Entrance Hall, Living Room, Kitchen, Pantry, Porch/Cloakroom, Store, 4 Double Bedrooms, Bathroom and WC
Single Garage

OIRO £425,000

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WELCOME TO **TWEEDSIDE**

OVERVIEW

This elegant detached bungalow is tucked behind the High Street in a quiet town centre location. The house and terraced rear garden enjoy spectacular views overlooking Coldstream Bridge and the River Tweed, framed by a planted, sloping bank. To the front of the house is a single garage and ample hard standing for parking.

The bungalow has been designed for its location. The two east facing bedrooms benefit from the morning sun, whereas the west facing bedrooms enjoy the afternoon sun. The spacious, light filled living room takes full advantage of the spectacular views.

The size, location and design of this dwelling lends itself to either a superb family home or holiday property.







TWEEDSIDE

THE TOUR

Tweedside is a unique house in a unique setting, overlooking the River Tweed and is tucked behind the High Street. The residence has a shared vehicular access, and hard standing for a number of vehicles. The property can also be accessed from the pedestrian lane linking the High Street with the riverside Nun's Walk, providing easy access to the river.

Tweedside has two entrances; the main entrance allows easy pedestrian access to the river and the High Street, and the entrance to the east is easily accessible from the vehicular parking.

The main entrance hall is generously sized and immediately sets the style for the property. The dining living room is located to the right, the kitchen, pantry, store room and porch are located ahead.

The dining living room is triple aspect, filling the room with light all day long. The south facing sliding patio doors frame the view of the river, and facilitate a seamless in-out flow between the living room and terraced garden. There is a feature fire place for cosy, winter evenings.

The kitchen is in a country style with timber pannelled doors, a timber edged worktop and a neutral tiled splashback. There is an electric hob, an integrated oven, and microwave (not in working order) and space for a dishwasher. The porch/cloakroom is accessed from the kitchen and has fittings for a washing machine. With the necessary permissions, it may be possible to reconfigure the porch to create a utility room, and/or incorporate the walk-in pantry to extend the size of the kitchen.



TWEEDSIDE

On the opposite side of the property to the living room are the four generously proportioned bedrooms, the bathroom and the WC. Bedrooms two and three include wash hand basins. Three bedrooms have built in storage. The generously sized bathroom includes a bath, shower, basin and a bidet.

The house is in reasonable decorative order throughout, however, it would benefit from a refresh.



OUTSIDE

Tweedside enjoys a unique location between the River Tweed and the High Street and is adjacent to Henderson Park. The house and garden are both very private. The property has a shared vehicular entrance which leads to the hard standing with space for a number of vehicles and a single garage.

The magnificent view reveals itself when you walk around the property to the south where a garden terrace is located. The stepped terrace links the living room with the garden where the sloped banking below frames the view.









TWEEDSIDE

THE AREA
Coldstream, *The First True Border Toun* and gateway to the Scottish Borders, is a small traditional town with shops, pubs, a community centre, medical and dental practices.

Coldstream is located close to the nearby towns of Kelso, Duns, Berwick upon Tweed and Wooler. It sits approximately 15 miles from Berwick upon Tweed train station, 55 miles from Edinburgh International Airport and 60 miles from Newcastle International Airport. The 67 bus travels between Galashiels and Berwick upon Tweed, running directly through Coldstream. This bus route provides a link to Tweedbank train station, just outside Galashiels, and to Berwick upon Tweed train station.

Tweedside is also in an ideal location for recreation with many nearby walking routes. The Hirsel Estate is close by and this wonderful venue includes the Homestead Craft Centre and Museum of Country Life, tea rooms and craft workshop. Kelso Race Course and Golf Course are both within a 17 minute drive. Schooling is available nearby at Coldstream Primary School and Berwickshire High School. Private schooling is available nearby at Longridge Towers with local pick up.

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COUNCIL TAX - Band F

EPC RATING – D

SERVICES
The property has gas central heating. It is served by mains water, drainage, electric and gas services.

98A High Street, Coldstream

Approximate Gross Internal Area = 154.4 sq m / 1662 sq ft

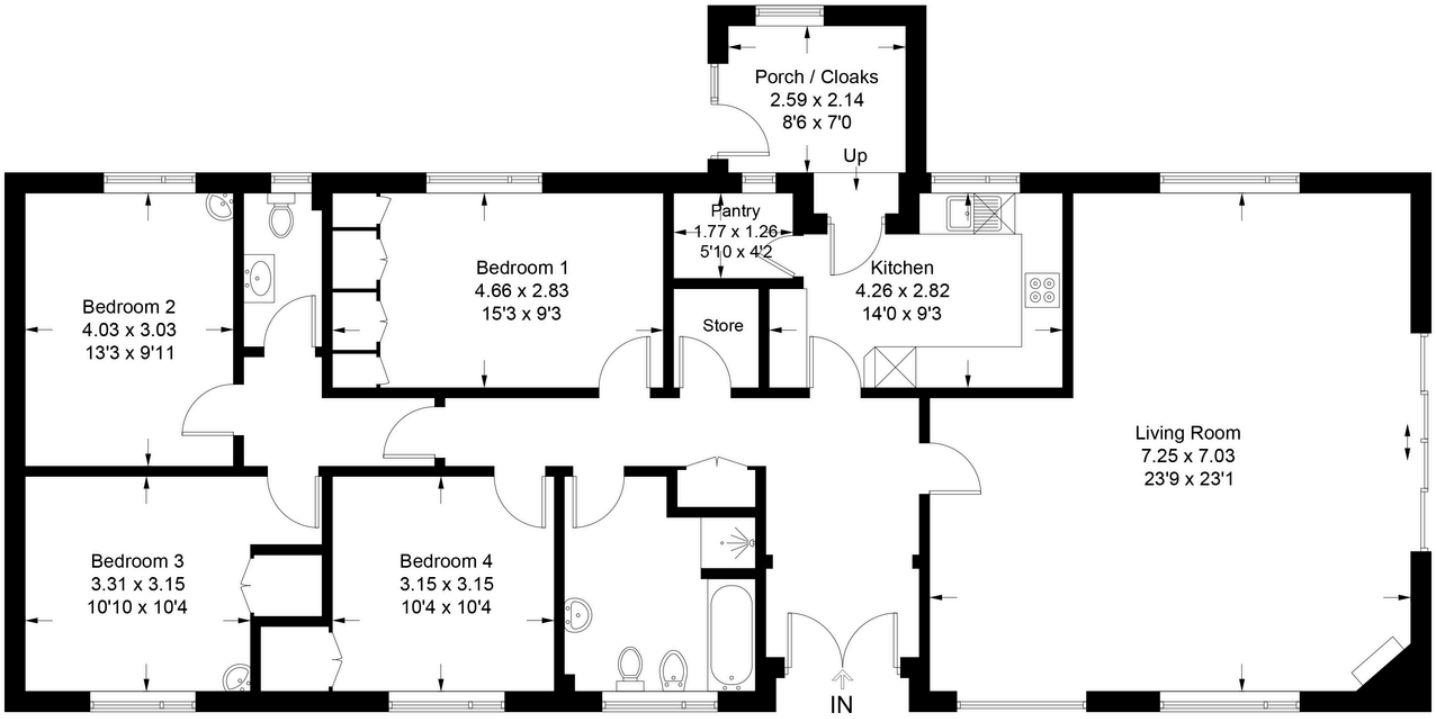


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These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Service installations and appliances in the property have not been checked by the selling agents.