



## 5 TWEED TERRACE, COLDSTREAM, TD12 4AT

- Terraced Townhouse
- 5 Bedrooms
- 2 Bathrooms & En-suite
- Outstanding Views
- Drawing / Dining Room
- Breakfasting Kitchen
- Utility Area & WC
- Tiered Private Gardens

**OFFERS OVER £275,000**

**M**  
&  
**P**

**MELROSE & PORTEOUS**  
SOLICITORS & ESTATE AGENTS  
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## LOCATION

The property is situated on Tweed Terrace at the East end of the High Street in Coldstream with outstanding views from the rear of the property over the River Tweed and towards the Cheviot Hills. The Tweed forms a natural boundary between Scotland and England with much of the town's history arising from its location on the border and the centuries of feuding between the two nations. Coldstream offers a wide range of amenities which include pubs, shops, cafes, golf club, doctors, dentist and a primary school. The town also has a strong community spirit and a proud connection with the borders festivals and the regiment of the Coldstream Guards. Coldstream lies approx. 15 miles away from the East Coast railway station in Berwick-Upon-Tweed and approx. 9 miles away from the border town of Kelso, both with a wider variety of amenities.

## DESCRIPTION

A commanding Victorian terraced townhouse which sits in an elevated position overlooking the River Tweed with stunning views as it sweeps along the border towards the bridge with views extending out across towards the Cheviot Hills. This stone built property, once the Melrose & Porteous office, was purchased and converted back into a luxury 5 bedroom townhouse in 2002, still retaining the original working safe in the dining area. There is a large drawing room / dining area to the front of the house but the real hub of this home is the kitchen / family room with its picture window and outstanding views. The first floor has two spacious bedrooms, the master with an en-suite shower room and a luxury bathroom with roll top bath and separate shower cubicle. The second drawing room has a further 3 bedrooms and a bathroom. The property is offered with clean neutral décor and also benefits from gas central heating, mostly double glazed with some secondary glazing and ample storage. Viewing is highly recommended to appreciate the space and the views this property has to offer.

## ACCOMMODATION

VESTIBULE	(1.80M X 1.80M)
HALL	(4.13M X 1.82M)
DRAWING ROOM / DINING ROOM	
DRAWING ROOM AREA	(5.32M X 4.76M)
DINING ROOM AREA	(4.47M X 3.51M)
KITCHEN / FAMILY ROOM	(5.13M X 4.03M)
UTILITY AREA & WC	
FIRST FLOOR LANDING	
MASTER BEDROOM	(4.16M X 3.55M) at widest
EN-SUITE SHOWER ROOM	(2.73M X 1.80M)
BEDROOM 2	(4.79M X 4.42M)
LUXURY BATHROOM	(3.87M X 3.52M)
SECOND FLOOR LANDING	
BATHROOM	(2.80M X 1.22M)
BEDROOM 4	(4.60M X 2.52M) at widest
BEDROOM 3	(3.70M X 3.66M)
BEDROOM 5	(3.91M X 2.69M)

## EXTERNALLY

A small town garden to the front has a low level stone wall with wrought iron railings and gate. The property has a pend shared with neighbouring property through to the rear enclosed garden. The rear garden is tiered and low maintenance with a raised patio area enjoying the best of the views ideal for alfresco dining and gravelled areas with some shrubs, plants and fruit trees. The lower level offers itself to a small vegetable area.

## SERVICES

Mains Electricity and Water  
Gas fired central heating.  
Council Tax: Band E  
EPC: Band D

## VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

## SURVEY/ENTRY

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 5565221 DUNS)**

Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.