



9 LEES MILL DRIVE, COLDSTREAM, TD12 4NL

- Detached Bungalow
- Kitchen/Dining Room
- Conservatory
- Utility & Shower Room
- 3 Double Bedrooms
- Bright Spacious Lounge
- Luxury Family Bathroom
- Garden, Parking & Garage

OFFERS OVER £265,000



MELROSE & PORTEOUS
SOLICITORS & ESTATE AGENTS
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LOCATION

The property is set in a small sought after cul-de-sac in Coldstream conveniently located between the High Street with access to the shops and the Coldstream Health Centre. The lovely historic border town of Coldstream also has the Hirsell Estate which offers lovely country and wildlife walks and the 18-hole golf course with bar and restaurant. Coldstream sits just over the Scottish border to the North of the Cheviot Hills on the River Tweed, renowned for its salmon fishing. Offering a wide range of amenities which include pubs, shops, cafes, doctors, dentist and a primary school, the town also has a strong community spirit and is twinned with Bennecourt in France. Coldstream has proud connection with the borders festivals and with the regiment of the Coldstream Guards. Coldstream is also nestled between the larger towns of Kelso and Berwick upon Tweed which offer further amenities and supermarkets, with Berwick upon Tweed having excellent rail links north and south.

DESCRIPTION

A substantial detached bungalow set on a sought after small cul-de-sac which is convenient for access to local amenities and transport links. This 3 bedroom property has been well-maintained and upgraded over the years to a high standard with quality finishes including some 'Karndean' flooring, recessed lighting, alarm system and a stunning luxury family bathroom. This bungalow also benefits from the addition of a spacious conservatory, gas fired central heating, double glazing, well-proportioned lounge, well-equipped kitchen / diner, ample storage, utility room and a modern shower room. The property would be make an idea home to retire into or could be suitable for disabled accessibility, with the property being on the one level and close to amenities.

ACCOMMODATION

HALL	(L' SHAPED)
LOUNGE	(5.27M X 4.70M)
KITCHEN / DINING ROOM	(5.28M X 4.09M)
UTILITY ROOM	(2.82M X 1.68M)
SHOWER ROOM	(1.67M X 1.13M)
CONSERVATORY	(4.26M X 2.63M) at widest
FAMILY BATHROOM	(2.85M X 1.96M)
BEDROOM 1	(4.40M X 2.81M) including wardrobes
BEDROOM 2	(4.09M X 3.20M) including wardrobes
BEDROOM 3	(2.89M X 2.60M)

EXTERNALLY

Set tucked in the corner of this small exclusive cul-de-sac with a neat garden to the front mainly laid to lawn with planted borders and hedge dividing it from the neighbouring property. There is also a driveway leading to the attached garage with ample parking. The rear garden is shielded from the road with a high hedge making it very private and again is mainly laid to lawn.

GARAGE (5.16M X 3.22M)

SERVICES

Mains Electricity, Gas, Drainage and Water
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 sonic 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.