



8 Priory Hill, Coldstream, TD12 4EB



- Semi-Detached Family House
- Well-proportioned Living Room
- Bathroom & Ample Storage
- Spacious Corner Plot
- Further Potential to Extend

- 3 Double Bedrooms
- Breakfasting Kitchen
- Double Glazing & Gas Heating
- Detached Garage, Shed & Greenhouse
- Popular Town Location

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

Coldstream, nestled in the picturesque Scottish Borders, is a charming town steeped in history. Known for its scenic beauty and the River Tweed meandering through, it offers a tranquil setting for residents and visitors. Explore its historical significance, scenic countryside, and warm community spirit, making it an inviting destination for those seeking both history and natural beauty.

DESCRIPTION:

A well-proportioned 3-bedroom semi-detached ex-local authority home which would be an ideal first home for growing families. This already spacious family house sits on a large corner plot and has scope to extend further if required (subject to relevant permissions). The property has been well-maintained and already benefits from gas central heating, double-glazed windows and the bathroom has been refitted. This spacious residence features 3 double bedrooms, presenting an excellent opportunity for those looking to infuse their personal touch into this promising space. Viewing highly recommended to appreciate the location and potential this home has to offer.

EXTERNALLY:

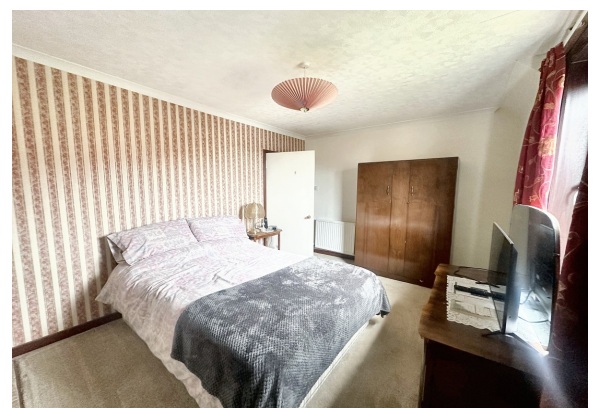
Ideally positioned on a spacious corner plot with a detached garage and surrounding garden ground. The garden has a rear patio and there is a garden shed and greenhouse. This enclosed garden would be ideal for budding gardeners.

SERVICES:

Mains Electricity, Gas, Water & Drainage.

IMPORTANT INFORMATION:

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 556 522 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.



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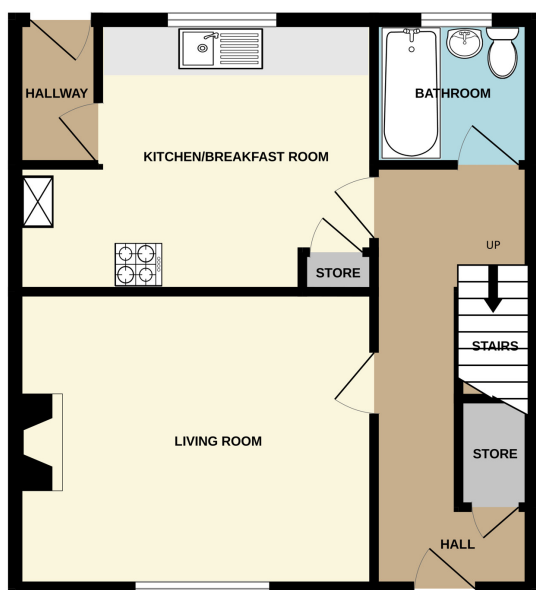
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FLOOR PLAN:

GROUND FLOOR

1ST FLOOR



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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ACCOMMODATION:

- HALL (5.22M X 1.96M) including stairs and cupboard
- BREAKFASTING KITCHEN (4.36M X 3.28M) at widest
- BATHROOM (1.96M X 1.80M)
- CUPBOARD (0.93M X 0.90M)
- BEDROOM 2 (3.97M X 2.89M)
- LIVING ROOM (4.46M X 3.71M) at widest
- REAR HALL (1.65M X 1.05M)
- LANDING (L-SHAPED)
- BEDROOM 1 (4.51M X 3.10M) at widest
- BEDROOM 3 (3.57M X 2.88M)

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