



1 Bennecourt Drive, Coldstream, TD12 4BY



- Spacious Detached Bungalow
- 2 Reception Rooms
- 3 Bedrooms (Master with En-suite)
- Immaculately Presented
- Double Garage & Ample Parking
- Spacious Corner Garden Plot
- Breakfasting Kitchen & Utility Room
- Family Bathroom & WC
- Gas Heating & Double Glazing
- Sought-after Location

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

The property is located on the edge of the Border town of Coldstream in which Bennecourt Drive is located. Coldstream is the first Border town in Scotland and the original home of the Earl of Home whose estate, The Hirsell, offers lovely countryside wildlife walks and an 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, Community Centre, doctors and dentist. Coldstream's residents have a really strong community spirit and the town is twinned with Bennecourt in France. Coldstream lies approx. 15 miles away from the East Coast railway station in Berwick-upon-Tweed and approx. 9 miles away from the Borders town of Kelso, both with a wider variety of amenities.

DESCRIPTION:

This former show home is an immaculately presented bungalow which undoubtedly sits on one of the best plots on the Bennecourt Development. It is evident that this bungalow has been well-loved and maintained over the years and is in walk-in condition. The property has spacious rooms, including a living room which has a large bay window, separate dining room, breakfasting kitchen, storage, utility room with white goods included and a separate WC. A bedroom corridor gives access to the family bathroom and three double bedrooms all with double mirrored sliding door double wardrobes. The master bedroom has an en-suite shower room. Viewing is highly recommended to appreciate the fantastic plot and spacious bungalow.

EXTERNALLY:

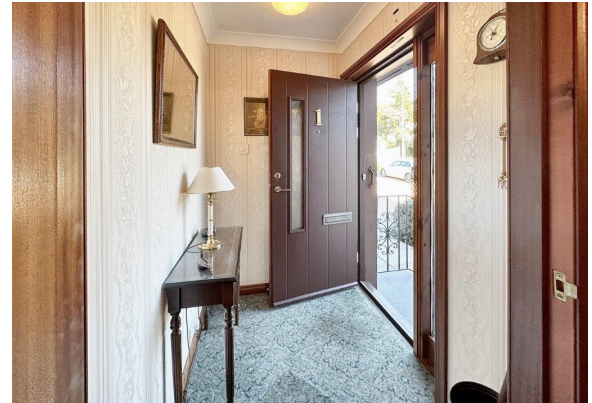
The property is set on a larger than average plot, as you enter this sought-after estate. There is a sweeping gravel drive and parking for several cars which leads to the double garage with an electric roller door. The front garden is mainly open lawn which sweeps around the house with some mature bushes and trees. The rear garden has a large paved patio direct from the rear entrance to the house with a large lawn beyond and a garden shed.

SERVICES:

Mains Gas, Electric, Drainage & Water. White goods included in the sale.

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



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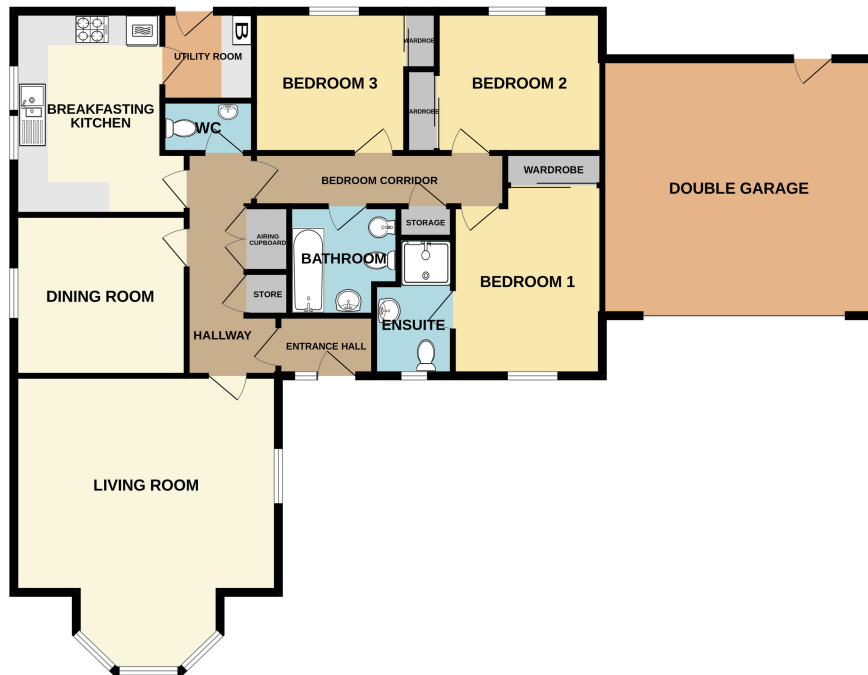
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FLOOR PLAN:

GROUND 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:

- ENTRANCE HALL (1.75M X 1.21M)
- LIVING ROOM (5.36M X 4.24M)
- DINING ROOM (3.50M X 3.50M)
- UTILITY ROOM (1.87M X 1.86M)
- BEDROOM CORRIDOR (5.02M X 0.96M)
- BEDROOM 1 (3.66M X 3.05M) at widest
- BEDROOM 2 (3.31M X 3.05M)
- DOUBLE GARAGE (5.52M X 5.17M)
- HALL (4.55M X 2.09M) at widest
- BAY WINDOW (2.92M X 1.59M) at widest
- BREAKFASTING KITCHEN (4.07M X 3.01M)
- WC (1.87M X 1.10M)
- BATHROOM (2.59M X 1.99M) at widest
- EN-SUITE SHOWER ROOM (2.70M X 1.43M) at widest
- BEDROOM 3 (3.06M X 3.00M)

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