



1 Rossville, Market Square, Coldstream, TD12 4BE



Fixed Price £235,000

- Terraced Stone-built House
- 3 Bedrooms & Bathroom
- Shower Room & Ample Storage
- Patio Garden & External Store
- Flexible Family Living Space
- 2 Spacious Reception Rooms
- Breakfasting Kitchen
- Gas Central Heating
- Detached Garage
- Popular Town Location

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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## LOCATION:

Set in a convenient location in Coldstream; the first Border town in Scotland and the original home of the Earl of Home whose estate, The Hirsell, offers lovely countryside wildlife walks as well as a cafe and craft shops. The town sits on the River Tweed, renowned for its salmon fishing, just over the Scottish Border to the North of the Cheviot Hills, offering a wide range of amenities which include pubs, shops, cafes, Community Centre, doctors and dentist surgeries. Coldstream lies approx. 15 miles 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:

A charming and versatile Victorian terrace in the heart of Coldstream. This spacious three-bedroom terraced family home offers flexible living with two generous reception rooms on the ground floor, with the front room currently serving as a fourth bedroom. Set in a prime location overlooking Coldstream's historic market square, the property enjoys easy access to additional parking and a nearby recreational area with ample seating—perfect for enjoying the local atmosphere. Lovingly maintained and enhanced by its current owners, the house retains many appealing features, including an impressive staircase, high ceilings, and a unique, characterful layout. The accommodation is both practical and expansive, ideally suited to modern family life, benefiting from a ground floor shower room, breakfasting kitchen, family bathroom, gas central heating and double glazing throughout, ensuring comfort year-round. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

## EXTERNALLY:

Accessed directly from the pavement just off Coldstream's charming market square, this property enjoys a prime and picturesque setting. To the rear, a gated entrance from the Gowanlea area opens into a delightful patio-style garden, adorned with attractive perennial planted borders. There is a garden store outbuilding. Beyond the garden, there is access to a single garage offering both convenience and functionality.

## SERVICES:

Mains Electricity, Gas, Water & Drainage.



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## FLOOR PLAN:



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:

- VESTIBULE (2.03M X 1.08M)
- RECEPTION ROOM / BEDROOM 4 (4.38M X 4.04M)
- BREAKFASTING KITCHEN (7.07M X 2.59M) at widest
- SHOWER ROOM (2.51M X 1.65M)
- BEDROOM 1 (4.39M X 3.91M)
- BATHROOM (3.21M X 1.14M)
- OUTHOUSE / GARDEN STORE (2.80M X 1.70M)
- HALLWAY (4.81M X 2.67M) at widest
- RECEPTION ROOM 1 (4.61M X 4.28M)
- REAR HALL (1.58M X 1.50M)
- LANDING (3.21M X 3.04M) at widest
- BEDROOM 3 (4.31M X 2.25M)
- BEDROOM 2 (4.34M X 3.24M) at widest

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#### 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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your property and provide you with an accurate price.  
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