



Dringhoe, 19 Woodlands Park, Coldstream, TD12 4LL



Offers Over £295,000

- Detached Bungalow
- Kitchen / Diner
- Bathroom & En-suite Shower
- Gas Heating & Double Glazing
- Well-tended Gardens
- Bright Spacious Living Room
- 3 Double Bedrooms
- Ample Storage Throughout
- Single Garage & Driveway Parking
- Convenient Cul-de-sac Location

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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### LOCATION:

Conveniently situated just off the western end of the High Street, Woodlands Park enjoys an ideal location between the Health Centre and local shops, with a bus stop nearby on the main road. Coldstream is the first Scottish town across the Border, nestled on the banks of the River Tweed, famed for its salmon fishing. Rich in heritage, it is the original home of the Earl of Home, with his estate, The Hirsell, offering scenic country walks, wildlife trails, craft shops, and a welcoming homestead cafe. The town offers a wide range of amenities, including pubs, cafes, shops, a doctors' surgery, dentist, and a thriving Community Centre. Coldstream is proud of its strong community spirit, its connection to the Border festivals, and its historic ties to the Coldstream Guards regiment. It is also twinned with Bennecourt in France. Excellent transport links place Coldstream just 15 miles from the East Coast Main Line at Berwick-upon-Tweed and around 9 miles from Kelso, both offering a broader range of services and amenities.

### DESCRIPTION:

Set within a peaceful cul-de-sac, this charming bungalow is surrounded by a large open green, offering privacy and a sense of space with mature trees enhancing the tranquil atmosphere. The property boasts a bright and spacious living room with an open fire, perfect for cosy evenings. The kitchen/diner is well-equipped, providing ample space for family meals and entertaining. There are three comfortable bedrooms, including a master with an en-suite shower room. The family bathroom is well-appointed, and the bungalow benefits from extensive storage, with built-in wardrobes and cupboards throughout. Further benefits include gas central heating, double glazing and the property is presented in neat decorative order, ready for you to move in and enjoy.

### EXTERNALLY:

The front of the property is open and inviting, with neatly kept lawns and a path leading to the impressive double-door entrance. A driveway provides ample parking space and leads to the attached single garage, complemented by mature planting which adds charm and privacy. To the rear, the enclosed garden offers ultimate seclusion, with gated access onto the old golf club road and a high hedge ensuring complete privacy. The garden features a raised decked area, perfectly positioned to enjoy the evening sun, ideal for outdoor dining or relaxation. A well-maintained lawn area completes the space, alongside a useful external outbuilding store situated at the rear of the garage.

### SERVICES:

Mains Electricity, Gas, Water & Drainage.



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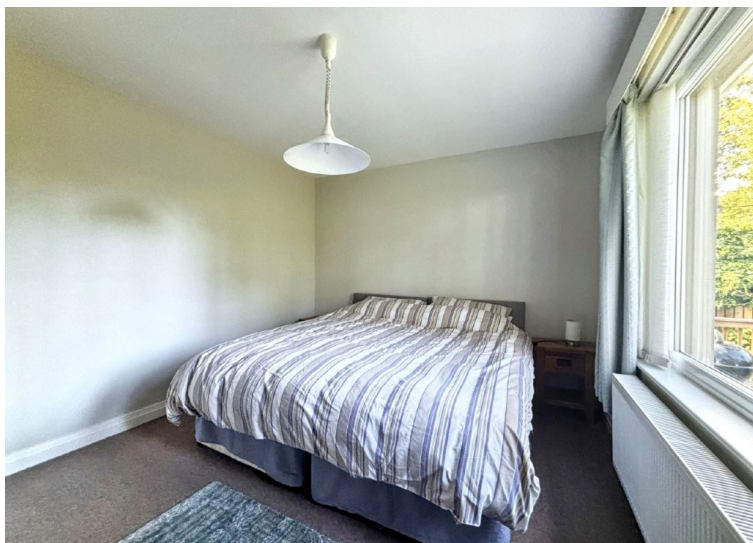
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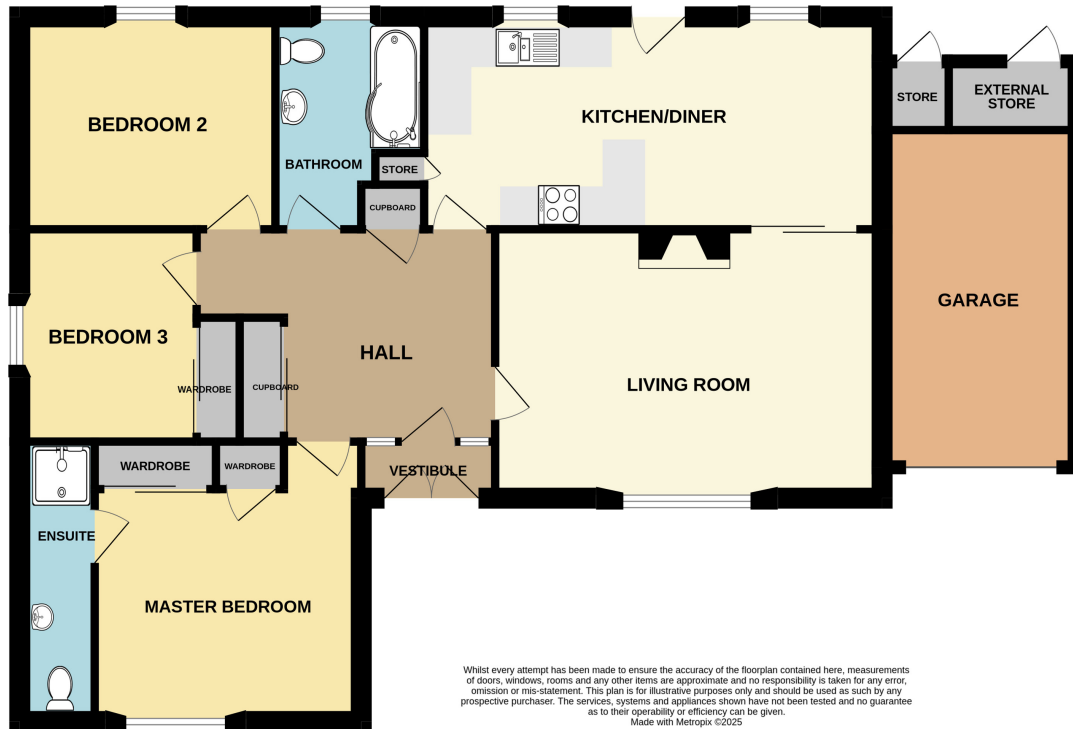




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FLOOR PLAN:

GROUND FLOOR



ACCOMMODATION:

- VESTIBULE (1.97M X 0.80M)
- LIVING ROOM (5.49M X 3.98M)
- BATHROOM (3.04M X 2.17M) at widest
- BEDROOM 3 (3.04M X 2.56M) not including wardrobe
- EN-SUITE SHOWER ROOM (4.14M X 0.90M)
- HALLWAY (3.04M X 3.13M)
- KITCHEN / DINER (6.59M X 3.04M)
- BEDROOM 2 (3.68M X 3.04M)
- BEDROOM 1 (4.17M X 3.94M) including wardrobes
- GARAGE (5.02M X 2.80M)

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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  
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they are satisfied with our findings.



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your property and provide you with an accurate price.  
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