28 Parkside, Coldstream, TD12 4DX



Offers Over £125,000

- Semi-Detached House
- Living / Dining Room
- Gas Central Heating (2024)
- Neatly Fitted Kitchen
- Gravelled Front Garden
- 3 Bedrooms & Bathroom
- Large Utility Cupboard
- Double Glazing (2024)
- Enclosed Rear Garden
- Popular Residential Area

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Interested In viewing this property?

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LOCATION:

Coldstream is the first Border town in Scotland and the original home of the Earl of Home whose estate, The Hirsel, offers lovely country and wildlife walks, craft shops and the Homestead Cafe. 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, and dentist. Residents have a strong community spirit and have proud connections with the borders' festivals and the hometown to the regiment of the Coldstream Guards. Coldstream lies approx. 15 miles away from the East Coast railway station in Berwick-Upon-Tweed and approx. 9 miles away from the border town of Kelso, both with a wider variety of amenities



DESCRIPTION:

This attractive three-bedroom semi-detached family home is situated in a popular residential area of Coldstream, nestled between Home Park and the Hirsel Estate. Offering spacious and well-presented accommodation, the property enjoys a convenient location close to the local play park and primary school, making it an excellent choice for families. The timber-clad home has been thoughtfully maintained and benefits from double glazed windows, all replaced in 2024, a generous utility/storage cupboard, and a neatly fitted kitchen. The bright, dual aspect living and dining room provides an excellent space for relaxing and entertaining. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. Further benefits include gas central heating, upgraded with the replacement of the original Baxi back boiler by an energy-efficient Worcester Bosch combi boiler. Early viewing is highly recommended to fully appreciate the spacious accommodation, excellent location, and improvements this delightful home has to offer.



EXTERNALLY:

The fully enclosed rear garden features a generous patio area immediately adjoining the house, ideal for outdoor dining and entertaining, with the remainder laid to lawn. Enclosed by neat timber fencing, it provides a private and secure outdoor space, perfect for families and pets.



SERVICES:

Mains Electric, Gas, Water & Drainage.



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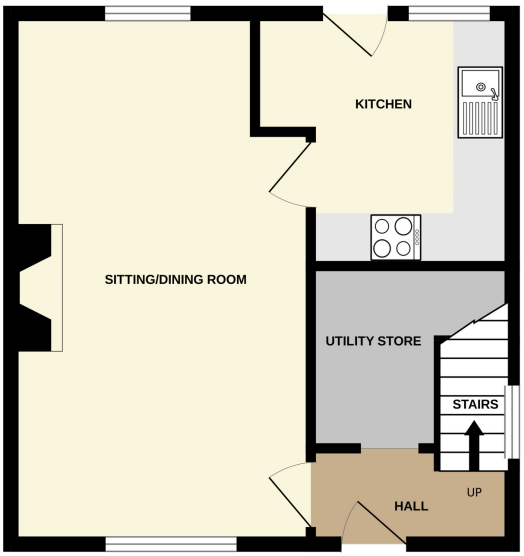
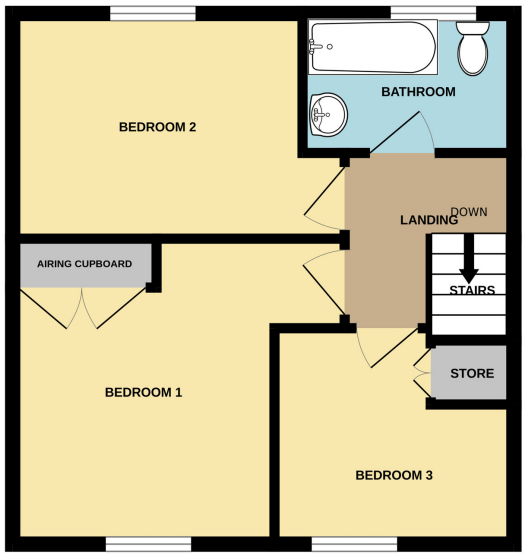
FLOOR PLAN:

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 (2.48M X 1.12M)
- LIVING / DINING ROOM (6.23M X 3.52M) at widest
- LANDING (L-SHAPED)
- BEDROOM 2 (3.56M X 2.62M)
- BEDROOM 3 (2.97M X 2.57M) at widest
- UTILITY STORE (2.46M X 2.02M) at widest
- KITCHEN (2.94M X 2.93M) at widest
- BATHROOM (2.44M X 1.64M)
- BEDROOM 1 (3.54M X 3.06M)

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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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