4 North Mews, Bennecourt, Coldstream, TD12 4EF



- Semi-Detached House
- 3 Bedrooms (Master with En-suite)
- Bright Spacious Living Room
- Gated Driveway & Detached Garage
- Ample Paved Parking
- Spacious Corner Plot
- Kitchen / Diner
- Bathroom & Ground Floor WC
- Enclosed Rear Garden
- Immaculately Presented

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LOCATION:

The property is ideally situated on the edge of a popular residential area, bordered by attractive woodland belonging to the Hirsel Estate in Coldstream. Coldstream, known as the first Border town in Scotland, is steeped in history as the original home of the Earl of Home. The Hirsel Estate provides beautiful countryside walks, abundant wildlife, as well as a charming cafe and craft shops. Positioned just north of the Cheviot Hills and set along the banks of the River Tweed, renowned for its excellent salmon fishing, Coldstream offers a peaceful yet well-connected lifestyle. The town itself benefits from a wide range of local amenities, including pubs, shops, cafes, a community centre, as well as medical and dental services. With a strong sense of community, Coldstream is twinned with Bennecourt in France, adding to its unique character. The town is conveniently located approximately 15 miles from the East Coast mainline railway station at Berwick-upon-Tweed, and around 9 miles from Kelso, both of which provide a broader selection of amenities and services.

DESCRIPTION:

A well-presented and modern three-bedroom semi-detached dwelling, forming part of a popular residential development on the edge of Coldstream. The property offers comfortable, well-proportioned accommodation over two levels and is ideally suited to those seeking a low-maintenance home in move-in condition. The ground floor is entered via a welcoming hallway with useful built-in storage and a conveniently located cloakroom. Positioned to the front, the dining kitchen is fitted with a good range of units and provides ample space for everyday dining. To the rear, the lounge is a bright and relaxing space, benefitting from patio doors which open directly to the garden allowing for excellent natural light. Upstairs, there are three bedrooms. The principal bedroom lies to the front and incorporates built-in wardrobes together with an en-suite shower room. Two further bedrooms enjoy a pleasant outlook over the rear garden and are served by a family bathroom fitted with a three-piece suite. The property is offered in immaculate order and has been decorated throughout by its current owner in clean earthy tones making it feel bright and airy.

EXTERNALLY:

The property occupies a desirable corner plot, offering a good degree of privacy and generous outdoor space. To the front, there is private parking for two vehicles, with an additional gated driveway space leading to a detached garage. The garden extends to the side and rear and enjoys a favourable south-facing aspect, allowing for sun throughout much of the day. The grounds have been thoughtfully landscaped for ease of maintenance, incorporating areas of lawn, patio seating and a central feature, providing an attractive and usable outdoor space. A fenced boundary ensures a sense of enclosure, with gated access to the side.

SERVICES:

Mains Electricity, Gas, Water & Drainage.

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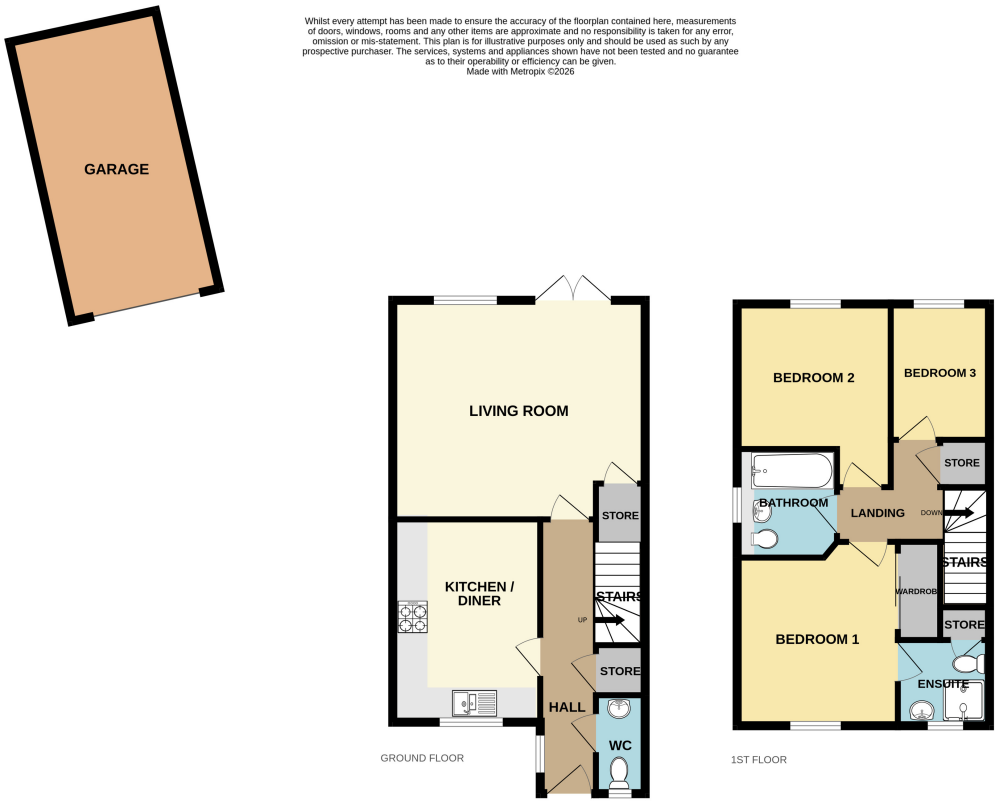
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FLOOR PLAN:



ACCOMMODATION:

- HALL (5.47M X 1.10M)
- LIVING ROOM (5.02M X 4.36M) including store
- LANDING (L-SHAPED)
- EN-SUITE SHOWER ROOM (1.91MX 1.63M)
- BEDROOM 2 (2.92M X 2.80M)
- DETACHED GARAGE (5.69M X 3.00M)
- KITCHEN / DINER (4.04M X 2.93M)
- WC (1.95M X 0.85M)
- BEDROOM 1 (3.71M X 3.01M) not including wardrobe
- BATHROOM (2.00M X 1.92M) at widest
- BEDROOM 3 (2.71M X 2.01M)

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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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