



5 Old Seed Mill, Coldstream, TD12 4DG



- First Floor Flat
- Breakfasting Kitchen
- Bathroom
- Town Centre Location

- 2 Double Bedrooms
- Living Room
- Gas Central Heating
- Ideal Rental Investment



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Interested In  
viewing this property?

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### LOCATION:

Set in the heart of Coldstream just off the High Street on Church Lane. 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 as well as an 18-hole golf course with bar and restaurant. 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, doctor and dentist surgeries. 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:

A spacious first floor flat conveniently situated in the centre of town which has been successfully tenanted by the current owners. The property has 2 double bedrooms both with fitted wardrobes, bathroom, well-proportioned living room and a kitchen with space for a small dining table. The flat benefits from double glazing, gas central heating and ample storage. The properties within this conversion are ideal for first-time buyers, holiday homes or for those looking for a rental investment.

### EXTERNALLY:

The property is accessed from Church Lane to a communal hallway and stairs.

### SERVICES:

Mains Electric, Gas, Water & Drainage.

### 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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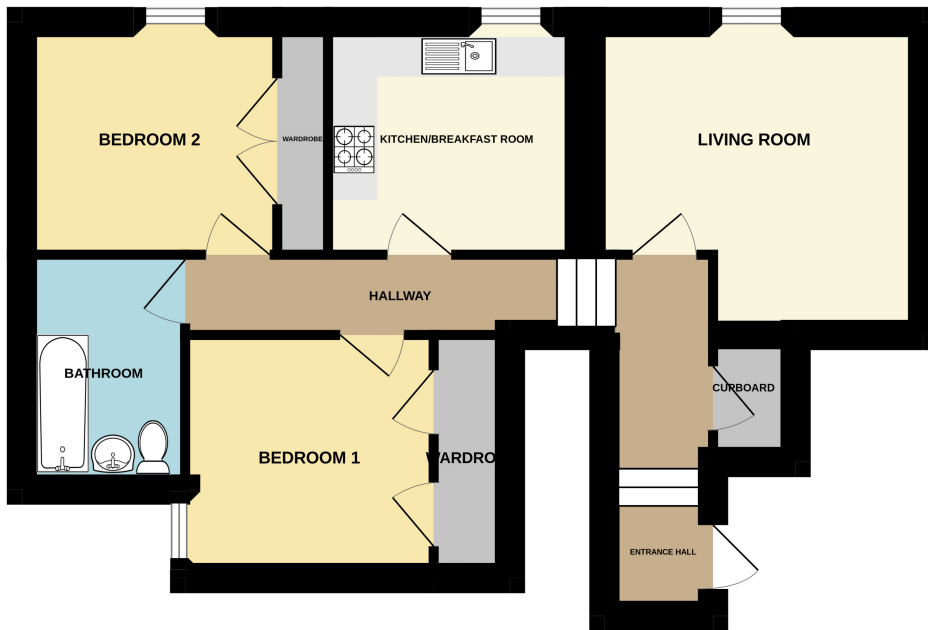
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### FLOOR PLAN:

#### 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:

- HALLWAY (5.76M X 1.55M) at widest
- CUPBOARD (1.56M X 0.98M)
- BEDROOM 1 (3.87M X 2.89M) including wardrobes
- BEDROOM 2 (3.67M X 2.77M) including wardrobes
- LIVING ROOM (4.25M X 3.77M)
- CORRIDOR (5.13M X 0.94M)
- BATHROOM (2.08M X 1.95M)
- BREAKFASTING KITCHEN (3.21M X 2.33M)

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