



## Horseshoe Cottage, Coldstream, TD12 4BW



UNDER OFFER

- Terraced Cottage
- Breakfasting Kitchen
- Double Bedroom with Wardrobes
- Modern Bathroom
- Gas Central Heating
- Cobbled Courtyard Setting
- Spacious Living Room
- Single Bedroom with Wardrobe
- Ideal Holiday Let
- Double Glazing

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)





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## LOCATION:

Set in the heart of Coldstream, Duke Street runs parallel to the High Street. 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 a cafe and 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 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:

An immaculately presented, two-bedroom, mews-style cottage conversion, originally part of the former Red Lion Public House. The property has been further enhanced by its current owner to create a stunning holiday let, making it an ideal business opportunity or a comfortable home. The cottage benefits from double glazing, gas central heating, well-proportioned living accommodation, and clean, neutral decor throughout. Viewing is highly recommended to appreciate the space.

## EXTERNALLY:

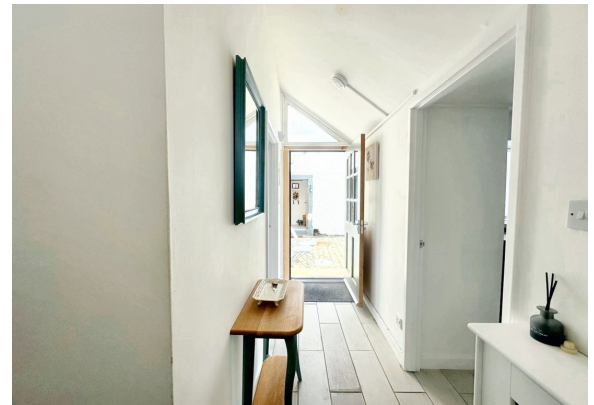
Access is through a pend from Duke Street into a cobbled courtyard with a small collection of mews style conversions. The entrance door to the property is tucked away in the courtyard away from the road.

## SERVICES:

Mains Electricity, 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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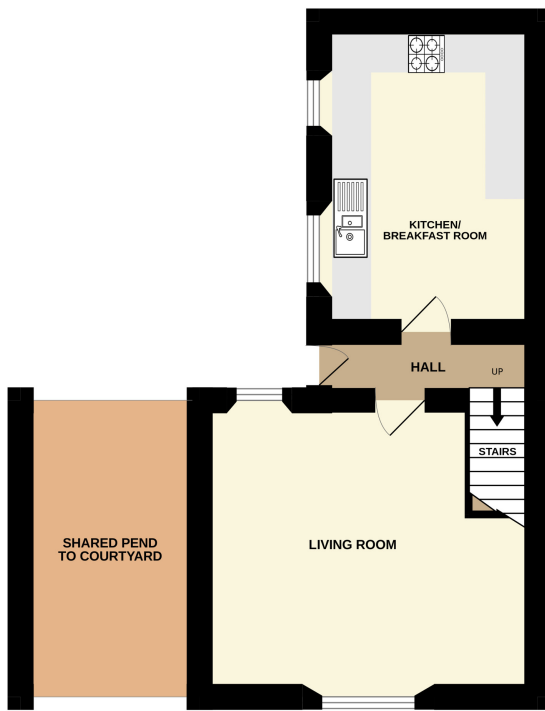


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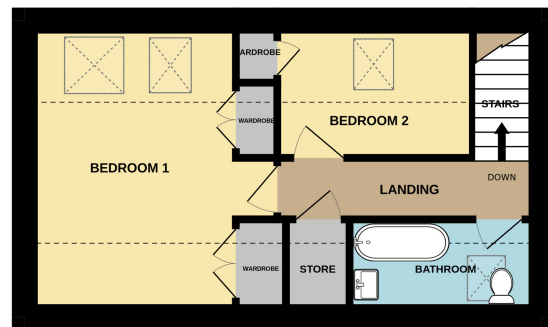
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## FLOOR PLAN:



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 (3.51M X 1.05M)
- BREAKFASTING KITCHEN (4.78M X 3.67M)
- BATHROOM (2.88M X 1.52M)
- BEDROOM 2 (3.01M X 2.16M) not including wardrobes
- LIVING ROOM (5.21M X 4.59M)
- LANDING (3.96M X 0.95M)
- BEDROOM 1 (4.79M X 3.88M) including wardrobes

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