



22 Cospatrick Court

Coldstream, TD12 4EL



An Extremely Smart And Well Appointed Modern Family Home In Highly Regarded Area

Entrance Vestibule, Hall, Lounge, Dining Kitchen, Utility Room, Cloakroom, Three Bedrooms (Master With En-Suite Shower Room) And Family Bathroom. Enclosed Garden. Parking. Double Glazing. Gas Central Heating.



Located towards the edge of Coldstream within this modern and highly regarded residential development, 22 Cospatrick Court is a very smart and well-appointed family home. The interior provides well proportioned, light and airy accommodation which differs from the norm as this property, unlike others of this style, was built to incorporate a very useful utility room with direct access from the rear garden. The Cospatrick Court development has been modelled on a traditional village setting with the properties arranged around a 'village green'- 22 Cospatrick Court directly overlooks the central green area with open outlooks over the cul de sac beyond. In addition, the rear garden is very private, fully enclosed and secure, creating a great environment for children or pets. All in all, for those in search of a modern, easy to maintain yet high quality family home in the town, this property would be well considered.

LOCATION

Coldstream itself is well known as the gateway to Scotland and is set on the banks of the River Tweed with beautiful walks along the riverside and in the nearby Hirsell Country Estate. Local sports include an 18-hole golf course at the Hirsell, tennis courts, horse riding and fishing on the Tweed. It also provides easy access to large variety of walks within the Northumberland National Park and lovely unspoilt beaches on the Berwickshire coast. Coldstream town offers a good primary school and easy access to secondary schools, a variety of shops and is well placed for easy commuting to both Edinburgh and Newcastle via the mainline station at Berwick upon Tweed only 20 minutes away.

KEY FEATURES

- Modern, High Quality Housing Development
- Light, Airy & Contemporary Interior
- Utility Room Addition
- Private Parking
- Enclosed Gardens
- Within Close Proximity To The Hirsell Country Estate
- Walking Distance of Primary School and Local Amenities

INTERIOR

As you would expect from a modern property, the interior is light and airy throughout with the feeling of space further enhanced by the contemporary décor and colour schemes. With outlooks over the 'village green' to the front, the lounge is a very pleasant room of good proportions. Towards the rear and overlooking the private garden, the kitchen is fitted with an excellent range of modern wall and base units and provides ample space for family dining. Usefully there is an adjoining utility room which is also fitted with a range of base units, provide space for washing machine etc and has an external door leading directly to the gardens. The ground floor cloakroom is fitted with a white WC and pedestal sink and could potentially provide space to accommodate a shower also if desired. Good storage is provided for on the ground floor with a good sized cloaks cupboard off the vestibule and a further walk in under stair cupboard off the hall. The turned staircase leads to the first floor landing with further built in storage and hatch to the attic. To the front of the property, the master bedroom is a nicely proportioned double room with a pleasant outlook and useful built in 'his and hers' wardrobes. The adjoining en-suite shower room is freshly presented with tiled walls, tiled flooring and modern white suite. Bedrooms two and three both overlook the gardens at the rear with bedroom two also benefitting from built in wardrobes. The centrally positioned family bathroom

has been nicely finished with tiling to dado height and a white suite with shower over the bath.

EXTERNAL

A private and sunny garden lies to the rear; mainly laid to lawn and with a fenced surround. Gated access at the side of the property allows direct access from the parking area. To the front of the property there is an area of private residents parking.

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating C

VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01573 225999 - lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.