



24 Dunglass Road

Coldstream, TD12 4FD

Fixed Price £265,000



A stunning 3-bedroom semi-detached home in one of Coldstream's most sought-after locations. 24 Dunglass Road is presented in immaculate, move-in condition, boasting a private driveway and a delightful garden - the perfect choice for families or anyone looking for modern living with a touch of charm.



SUMMARY

Set within a sought-after residential area of Coldstream, 24 Dungallass Road is a beautifully presented three-bedroom semi-detached home, offered in immaculate, true move-in condition throughout. From the moment you arrive, the property impresses with its beautifully landscaped frontage and attractive kerb appeal. Internally, the home is tastefully decorated and thoughtfully designed, with the ground floor enjoying a natural flow between living spaces. The bright and contemporary kitchen is the heart of the home, complemented by spacious reception areas and the convenience of a downstairs cloakroom. Upstairs, three well-proportioned bedrooms provide excellent flexibility, with the principal bedroom boasting a private en-suite shower room. Externally, the property continues to delight with a fully enclosed, well-maintained garden that offers both privacy and a safe space for children or pets. A private driveway provides off-street parking, completing the appeal of this superb home. Impeccably maintained and finished with style, 24 Dungallass Road represents an ideal opportunity for families or buyers in search of modern comfort, outdoor enjoyment, and a desirable setting.

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 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.

HIGHLIGHTS

- Beautifully presented 3-bedroom semi-detached home
- Master bedroom with en-suite shower room
- Immaculate, move-in condition throughout
- Spacious living areas, tastefully decorated
- Private driveway providing off-street parking

ACCOMMODATION SUMMARY

Entrance hall, lounge, kitchen with dining area, cloakroom, storage cupboard, first Floor: master bedroom with ensuite, two further bedrooms, family bathroom. External- front and rear garden, driveway.

SERVICES

Mains services, gas central heating. Double Glazing. Solar Panels.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY

Rating B.

AGENTS NOTE

A factors Fee of £26 per month is payable to the factor for the maintenance of the communal grounds.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers at a fixed price of £265,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. 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.



