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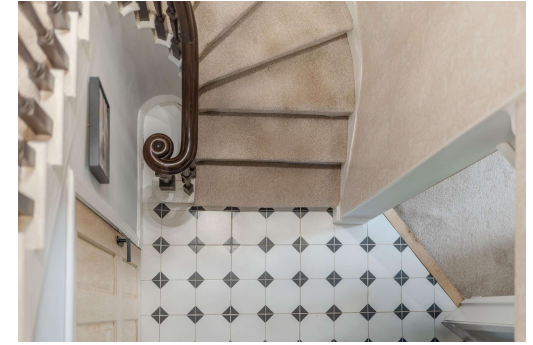


Keith House, High Street

Coldstream, TD12 4AP

Offers Over £260,000





Keith House truly is a hidden gem; set in the heart of Coldstream, this impressively upgraded and renovated townhouse offers contemporary living within a period building - perfectly suited as a low maintenance residence or holiday home



Keith House is a fantastic example of refined contemporary living within an attractive period building which offers so much more than first impressions would imply. Set in the heart of Coldstream, with all local amenities on the door step, for those seeking the convenience of the town centre, locations don't come much better than this.

Beyond the traditional façade, Keith House offers impeccable interiors which have been beautifully renovated and upgraded whilst retaining plenty of period charm. The attention to detail is exact to ensure a contemporary low maintenance home.

A period entrance hall, gives access to a choice of living spaces including internal French doors to a fabulous dual aspect sitting room which commands an open outlook of the town. Flooded with natural light and with a feature fireplace as the focal point. Over the hall lies a dining room or family room if preferred with unusual curved wall; a peaceful and relaxing space, ideal for relaxing of an evening.

For those buyers in search of a show-home style kitchen, Keith House doesn't disappoint. This social space towards the rear of the property offers ample room for every day dining, perfect for family life and entertaining guests. Fitted with an impressive range of high gloss units which are beautifully complimented by the wood worktops. The central island which is finished in the same style houses the hob and provides good additional cupboard space with the remaining appliances being fully integrated. A rear door allows useful external access whilst the dual aspect windows ensure floods of light. To the foot of the impressive, original curved staircase lies a useful cloakroom to complete the ground floor.

A particularly spacious and very usable landing gives access to three large double bedrooms, with the principal room featuring triple windows. Lying across the hallway is a shower room and additional bathroom. Both have been fitted to a very high specification in tasteful style; the shower room featuring a large walk in cubicle whilst the bathroom adds a real touch of luxury with double wash hand basins, large shower and impressive free standing bath.

Appealing equally to discerning downsizers, second home investors,

professional couples and families alike, Keith House offers the increasingly sought-after combination of generous accommodation and a highly convenient location. Offered in exceptional turn key condition the property provides an excellent solution for those looking to enjoy the benefits of a beautifully finished home with the amenities and attractions of Coldstream immediately on hand.

LOCATION

Coldstream is known as the gateway to Scotland, set on the banks of the River Tweed with Coldstream Bridge linking Scotland to England. With a rich history, Coldstream is the home of the Coldstream Guards Regiment.

- Amenities: The town has all day to day amenities including a co-op, pharmacy, Dr Surgery, café's, restaurants, a number of independent shops and a local museum depicting the towns heritage and history. The Hirsell county estate lies to the edge of the town with a lovely café and homestead as well as a wealth of woodland and countryside walks
- Schooling: Coldstream has its own primary school with early learning facilities and the secondary school is at Berwickshire High School, Duns (10 miles)
- Population: Approximately 2000
- Transport connections: Coldstream lies on the A697 which connects to Edinburgh in the North (approx. 50 miles) and Northumberland to the south. Local train connections on the East Coast rail-line at Berwick Upon Tweed (15 miles)

HIGHLIGHTS

- Exceptionally smart interiors
- Modern living with period charm
- Generous proportions
- Highly convenient town centre location
- Low maintenance
- A choice of living space
- Two bathrooms and three large bedrooms

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Sitting Room, Dining/Family Room, Family Dining Kitchen, Cloakroom, Three Large Double Bedrooms, Bathroom and Shower

Room

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating C

ADDITIONAL INFORMATION

The property is located next to the Coldstream Community Garden. The property is B listed

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 over £260,000 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.

