



3 bedroom terraced house for sale, High Street, Coldstream, Berwickshire TD12 (850)



Location **Scotland, Roxburghshire**
<https://www.freeadsz.co.uk/x-164092-z>

We are pleased to offer for sale this three bedroom terraced house situated in the heart of this Scottish Borders town. The property has had some improvements by the current vendor with further work to be finished off by the purchaser giving them the choice of finishings. The improvements to date include new bathroom, laminate flooring, new timber skirtings and doors to the ground floor, enclosed rear yard. The property also has a cellar with light and power and also a large loft and subject to planning it could possibly be converted into extra accommodation. Viewing is highly recommended to this family, investment or holiday home. Accommodation Entrance to vestibule with tiled floor, wood panelling to dado height. Inner half glazed door leads to main hallway with central heating radiator, stairs leading off to the first floor landing, tiled floor and door leading to rear passage with stable access door leading to rear yard and door to cellar with light and power connected. Cellar (4.47m x 3.13m (14'8" x 10'3")) With light and power connected. Stairs from hallway lead to the first floor landing with rear view window (UPVC double glazed) Lounge (5.19m x 3.48m (17'0" x 11'5")) With front view window. Ornate timber fire surround with tiled insert and hearth, fitted gas fire. Dado rail and cornice to ceiling. T.V. and telephone points. Alcove with cupboard under. Archway leads to: Breakfasting Kitchen (4.36m x 2.78m (14'4" x 9'1")) With rear view window and door leading to hallway. Fitted with a range of wall, drawer and base units with matching worksurfaces. Stainless steel sink unit with mixer tap. Plumbing for automatic washing machine. Timber flooring. Central heating radiator. Two fitted storage cupboards to the dining area. Bedroom 2 (3.69m x 2.90m (12'1" x 9'6")) A double bedroom with front view window. Shelved alcove and central heating radiator. Bedroom 1 (3.41m x 3.49m (11'2" x 11'5")) With front view window. Central heating radiator. Fitted wardrobes with overhead storage and louvre doors. Dado rail. Bedroom 3 (3.22m x 1.70m (10'7" x 5'7")) With rear view window. Central heating radiator. Bathroom (2.59m x 1.70m (8'6" x 5'7")) With opaque window to the rear elevation. Newly installed white suite comprising low level w.c. pedestal wash hand basin and panelled bath with shower. Ceramic tiling. Wood panelling to dado height. Fitted storage cupboard. Xpelair and laminate flooring. From landing door leads to staircase to: Loft With two rear and one front sky light. Subject to planning permission this space could possibly be converted into accommodation. Externally To the rear of the property is a small yard which is enclosed by wall. OFFICE OPENING HOURS Monday - Friday 9.00 am - 5.00 pm Saturday 9.00 am - 1.00 pm FIXTURES & FITTINGS Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested. This brochure including photography was prepared in accordance with the sellers instructions. VIEWING Strictly by appointment with the selling agent. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of

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