



BANNERMANBURKE PROPERTIES LIMITED



12e Leet Street, Coldstream, TD12 4BJ

Offers Over £75,000



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- HALLWAY ■ KITCHEN ■ DINING ROOM ■ WC ■ THREE DOUBLE BEDROOMS (MASTER ENSUITE) ■ BATHROOM ■ GAS CH AND DG ■ OFF STREET PARKING IN FRONT COURTYARD ■ REAR COURTYARD ■ EPC RATING C

Viewing is recommended of this mid terraced three bedroom, three storey townhouse offered for sale in good order with shared off street parking to the front and private outside space to the rear. Located in a pleasant central location of Coldstream not far from local amenities. Offered for sale in mainly neutral tones, although would benefit from some cosmetic upgrading. Gas central heating and DG.

The Property

The property is entered into the ground floor entrance hall which leads into the sitting room located to the front of the property. The sitting room leads through to the dining room, ground floor WC and kitchen to the rear. There's a back door from the kitchen out to a small private courtyard. On the first floor there are two double bedrooms (both with built in storage) and a family bathroom. The second floor houses the master bedroom with en suite shower room.

The Town

The small town of Coldstream lies on the River Tweed close to the English border. There are a variety of outdoor pursuits available and the nearby Hirsel Estate is very popular with visitors for walks and outdoor activities. There is also a local museum and golf club and day to day shopping.

Distances

Berwick 18 miles, Duns 11 miles, Kelso 10 miles
Edinburgh 48 miles, Dunbar 33 miles

Room Sizes (Metres)

Sitting Room - 4.14 x 4.16
Dining Room - 2.50 x 3.73
WC - 2.77 x 1.41
Kitchen - 3.61 x 2.27
Family Bathroom - 3.00 x 2.26
Rear 1st Floor Bedroom - 3.21 x 3.00
Front 1st Floor Bathroom - 3.25 x 3.17
Master Bedroom - 4.14 x 4.36
En Suite Shower Room - 2.50 x 1.00

Directions

Entering Coldstream from the East, passing the entrance to the Hirsel Golf course, take the right before the bridge into town and then take the second left onto Leet Street. The private car park entrance is under the buildings to the right hand side.

SALES DETAILS AND OTHER INFORMATION

Fixtures & Fittings

N/a

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

The Home Report valuation on this property is 80,000.00.

Details of the Home Report can be accessed at:-

<http://www.packdetails.com/notify.htm?sr=hp753802>

Services

Mains drainage, water, gas and electricity.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

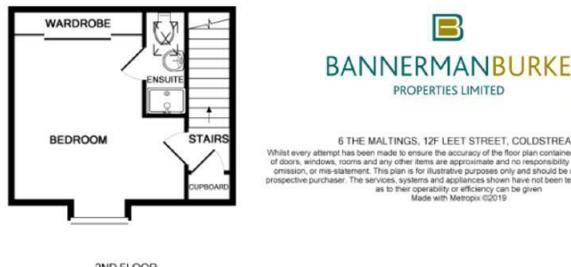
Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	90	
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		

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