

Galbraith



2 & 4 COLDSTREAM ROAD
SWINTON, DUNS, SCOTTISH BORDERS



2 & 4 COLDSTREAM ROAD SWINTON, DUNS, SCOTTISH BORDERS

Two traditional dwellings located in a pretty Borders village.

Duns 6 miles ■ Coldstream 6 miles ■ Kelso 6 miles
■ Edinburgh 37 miles

- Number 2: 1 reception room, 2 bedrooms.
- Number 4: 2 reception rooms, 3 bedrooms.
- Scope to convert to larger detached property.
- Planning Permission for re-opening of doorway between the two properties. Planning Reference: 23/01888/CONALT
- Potential for letting/AirBnB business opportunity.
- Private garden grounds, offering a good degree of privacy.
- Range of garages, workshops/store.
- Private off road car parking.

Galbraith

Scottish Borders
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A member of
OnTheMarket





SITUATION

2 & 4 Coldstream Road enjoy a good location towards the east end of Swinton, a popular Borders conservation village. 2&4 Coldstream Road are located outwith the conservation area of the village which centres around the village green. Both properties have a southerly aspect to the front.

Swinton is a charming village lying between Duns and Coldstream amidst pretty Borders countryside. The village has a range of amenities including a popular public house and a primary school. Nearby Duns offers a wider range of amenities and further schooling.

The surrounding countryside offers a good range of outdoor activities including fishing, horse riding, walking and cycling. In addition, Swinton has good road links and easy access to the East Coast. There is a main East Coast line railway station at Berwick Upon Tweed.

DESCRIPTION

2 & 4 Coldstream Road are two traditional stone built attached dwellings offering fantastic opportunities to extend and letting potential. Formally Swinton School and Schoolhouse dating back to 1800s. Number 2 is a semi-detached bungalow which would benefit from upgrading and offers potential to extend through to number 4, offering one larger family home. The property extends to approx. 90sqm

Number 4 benefits from a newly fitted modern kitchen with breakfast bar area, refurbished shower room and recently decorated lounge with wood burning stove which is a real focal point of this room. Timber stairs lead to the first floor where you will find three good sized bedrooms, family bathroom and separate shower room. The property offers great family living accommodation extending to approx. 149sqm.

ACCOMMODATION

2 Coldstream Road

Accommodation all on one level and comprising:

Entrance vestibule, living room with kitchen off, inner hallway, 2 double bedrooms, shower room (with shower, basin and WC) rear porch.

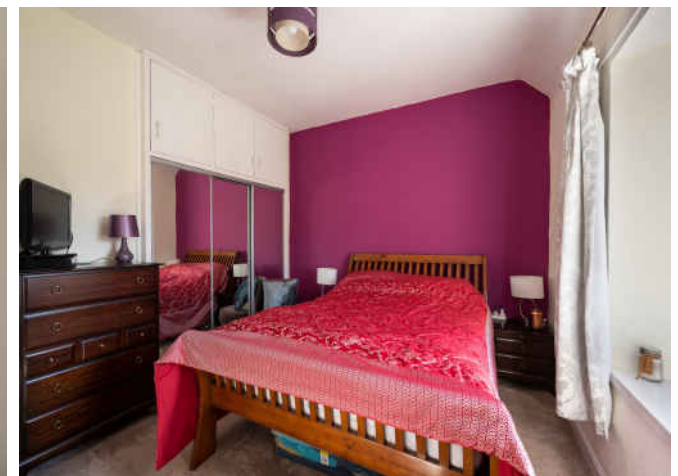
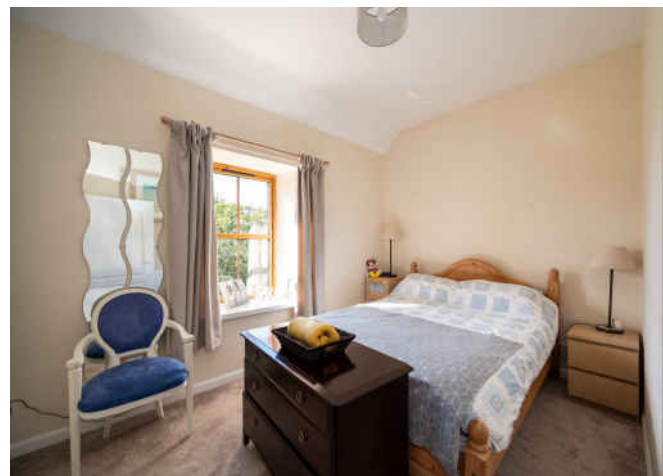
4 Coldstream Road

Ground Floor:

Entrance hallway, living room, dining room/family room, breakfasting kitchen and WC.

First Floor:

Three bedrooms, shower room and family bathroom. Hatch to attic space (with power supply).



GARDEN AND GROUNDS

Both properties offer a degree of private parking and currently share generous garden grounds mainly laid to lawn with both timber and stone boundaries. Two useful timber sheds are included in the sale.

2 & 4 Coldstream road offers a triple garage, summer room and workshop/store.

Potential to build another dwelling at the bottom of the garden, subject to appropriate consents.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
No. 2	Mains	Mains	Mains	Shared oil fired CH	Band C	C79	Available
No. 4	Mains	Mains	Mains	Shared oil fired CH	Band E	C71	Available.

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Entering Swinton from Duns on the A6112 (Duns Road) turn left into Main Street and continue through the village passing the village Green on your right. At the east end of the village, with the church on your left take the left turn on to the B6461 to Berwick Upon Tweed. 2 & 4 Coldstream Road are located on your right and vehicle access is at the far side of number 4, with a private gated driveway.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:searched.undivided.ashes

POST CODE

TD11 3JE

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

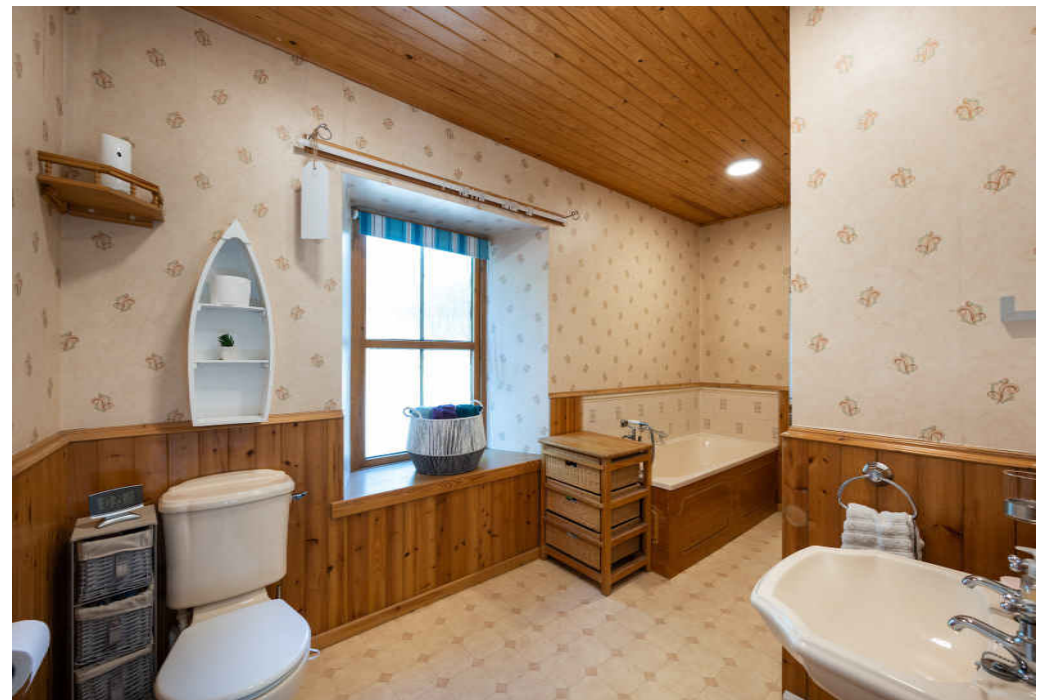
No items are included unless specifically mentioned in these particulars.

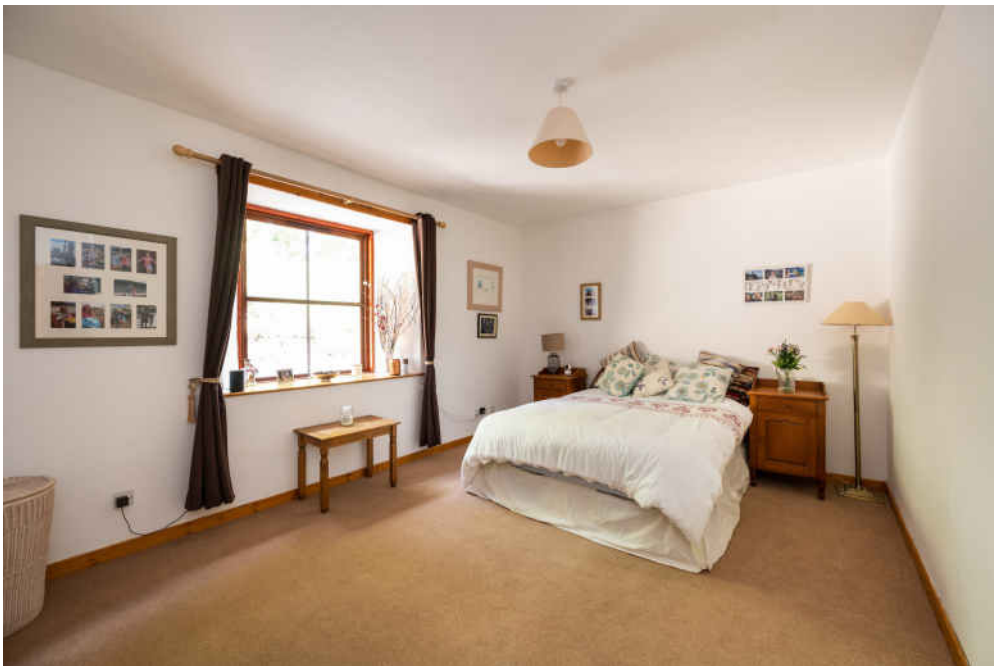
TENURE

Freehold

SOLICITORS

Pattison and Co.117 Byres Road, Glasgow, G12 8TT.







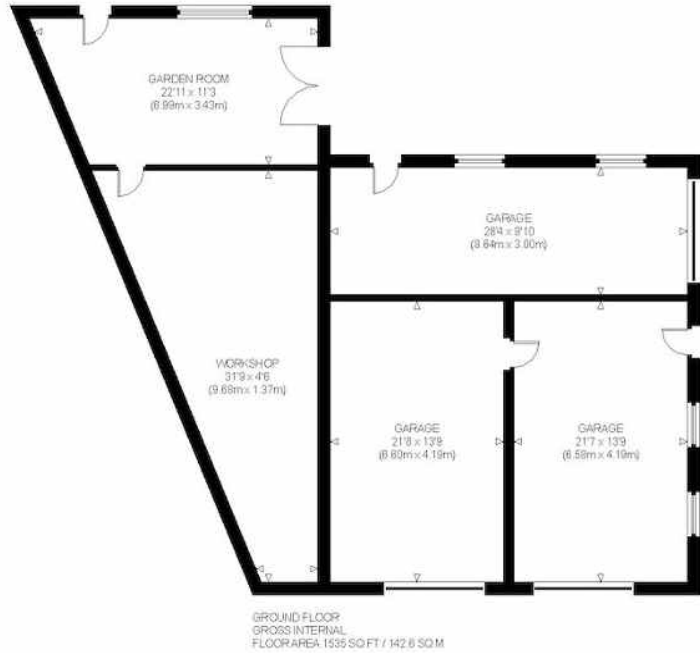
2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7** In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8** Photographs taken in September 2024.



COLDSTREAM ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2688 SQ FT / 249.7 SQ M
EXTERNAL GARAGE / WORKSHOP AREA 1535 SQ FT / 142.6 SQ M
TOTAL COMBINED FLOOR AREA 4223 SQ FT / 392.3 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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