



RETTIE



ROSYBURN COTTAGE | MARKET SQUARE | COLDSTREAM | BERWICKSHIRE

Rosyburn Cottage, Market Square, Coldstream, Berwickshire, TD12 4BG

Rosyburn Cottage is a picturesque three-bedroom cottage set in a particularly pretty part of the Scottish Border market town of Coldstream. Rosyburn Cottage offers practical, well decorated accommodation over one principle level, the property has stunning views over Leet Water and beyond to Flodden Fields and attractive south facing garden grounds with patio and summer house.

Accommodation comprises:

Ground Floor:

Reception Hallway, Kitchen, Dining Room, Family Sitting Room, Two Double Bedrooms, Family Bathroom, Double Bedroom 3 with En-suite Shower Room.

Garden Level:

Large Workshop/Utility Room.

Outside:

Garden Grounds, Summer House, Off Street Parking.

Distances

Kelso 9 miles, Berwick Railway Station 16 miles, Edinburgh 49 miles (all distances are approximate).

Situation:

Rosyburn Cottage is located in the heart of the Scottish Borders town of Coldstream which is situated on the banks of the world-famous River Tweed. Coldstream is a friendly town, residents and tourist alike enjoy the wonderful way of life the town offers due to the stunning local scenery, the wide range of nearby activities and historic interests. Coldstream has a thriving High Street and offers an excellent array of local amenities which include a local supermarket and shops, restaurants and take-aways, public houses, banks and schooling for all ages.

The region is well known for its outdoor activities which include walks along the River Tweed and Cheviot Hills, cycling, shooting and fishing. There are a number of challenging local golf courses nearby which include the Hirsell in Coldstream, The Roxburghe Hotel and Golf Course just outside Kelso and Goswick. Within a short drive is the particularly stunning coastline of Northumberland with miles of deserted sandy beaches and historic castles to explore.



The pretty village of Cornhill-on-Tweed lies within a short drive, walk or cycle of Coldstream, on the edge of north Northumberland and has an excellent local shop/café, famed for its homemade produce, a beautiful church and a particularly good hotel/bistro and bar which serves food all day.

Berwick-upon-Tweed is the region's largest market town. This fortified town with its Elizabethan walls offers further amenities including private schooling at Longridge Towers, a number of national supermarkets, a hospital and a Homebase DIY store. Berwick also benefits from a mainline railway station which connects to London in under four hours and the A1 trunk road.

Description:

Rosyburn Cottage is a picturesque three-bedroom cottage set within the popular market town of Coldstream. The cottage overlooks the Leet Water, a tributary of the River Tweed and is in excellent condition, benefiting from double glazing throughout and mains services.

The property is set off Market Square, down a private driveway to a parking area that is situated at front of the cottage. A pedestrian path from the driveway leads to the front door and into a reception hall, an ideal place for coats and boots. From here the accommodation flows naturally from room to room starting with the kitchen. The kitchen has a good range of wall and base units over and under a solid wood counter top. There is also access outside to the south facing garden directly from the kitchen via a stable door. The dining room, off the kitchen has a feature fireplace and leads into the family sitting room. Both rooms are a generous size and great entertaining spaces. Rosyburn Cottage has three good sized double bedrooms, one offering an en-suite shower room. The other two are supported by a family bathroom which has a shower above the bath. The bathroom is panelled and overlooks the garden. There is also access outside to the garden via a back door off the rear hallway.

Outside:

Both the front driveway and the south facing garden are well presented. The gravelled driveway is big enough for a single vehicle and has pedestrian paths which lead to the front door and to a side gate which in turn leads to the south facing garden. The garden is mainly laid to lawn and split into three tiered areas. The top tier is a gravelled patio which enjoys stunning southerly views over the Northumberland countryside to Flodden Fields beyond. The patio is an ideal spot for alfresco

dining as there is a solid well-constructed summer house which offers shelter from the elements. At the bottom of the garden, under the house is a workshop/utility room. Mainly used as storage by the current owners but has potential as a useful practical secure room.

GENERAL REMARKS:

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is TD12 4BG.

Services:

Mains gas, mains electricity, mains water, mains drainage. Broadband services are available.

Local Authority:

Scottish Borders Council
Tel: 01835 824000.

Council Tax Band:

Band D.

Energy Efficiency Rating:

Band E (Rating 54)

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Berwick LLP, 50 Hide Hill, Berwick upon Tweed, TD15 1AB. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time. Formal contracts are expected to be concluded within 6 to 8 weeks after an offer has been accepted. A deposit of 10% of the purchase price will be expected upon a concluded missive. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributed to the Seller or his agents.

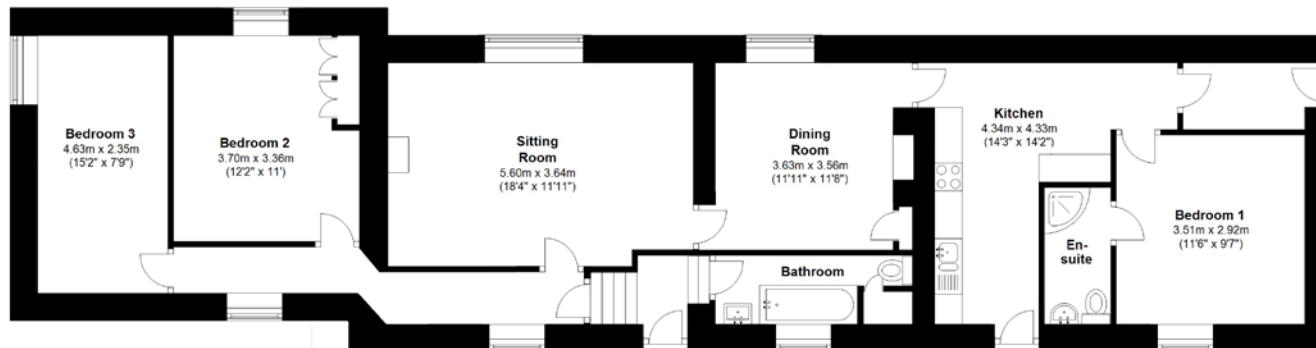




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Total area: approx. 106.7 sq. metres (1148.7 sq. feet)

Not to scale. For identification only



Misrepresentations:

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Berwick LLP, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice:

Rettie Berwick LLP, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale,

or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie Berwick LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Internet Web Site:

This property and other properties offered by Rettie Berwick LLP can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.tlo.co.uk.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.



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