

7 Callander Place

COCKBURNSPATH, BORDERS, TD13 5XY



*IMMACULATELY PRESENTED THREE BEDROOM
BUNGALOW WITH A DOUBLE GARAGE*



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McEwan Fraser Legal is delighted to present this immaculately presented three-bedroom semi-detached bungalow, situated in the charming village of Cockburnspath. Offering spacious accommodation, superb outdoor space and excellent parking, this wonderful home is perfectly suited to families, downsizers and those seeking a peaceful lifestyle within easy reach of the coast and transport links.

The property boasts a bright and welcoming living room, centred around a charming log-burning stove that creates a warm and inviting focal point, making it the perfect place to relax throughout the year. The generously proportioned kitchen is well designed with ample worktop and storage space, making it ideally suited to everyday family life.

The Property





There are three well-proportioned bedrooms, all beautifully presented and offering flexible accommodation to suit a variety of needs. The family bathroom is finished to a good standard, complementing the high quality decorative order found throughout the home.





Bedroom 2



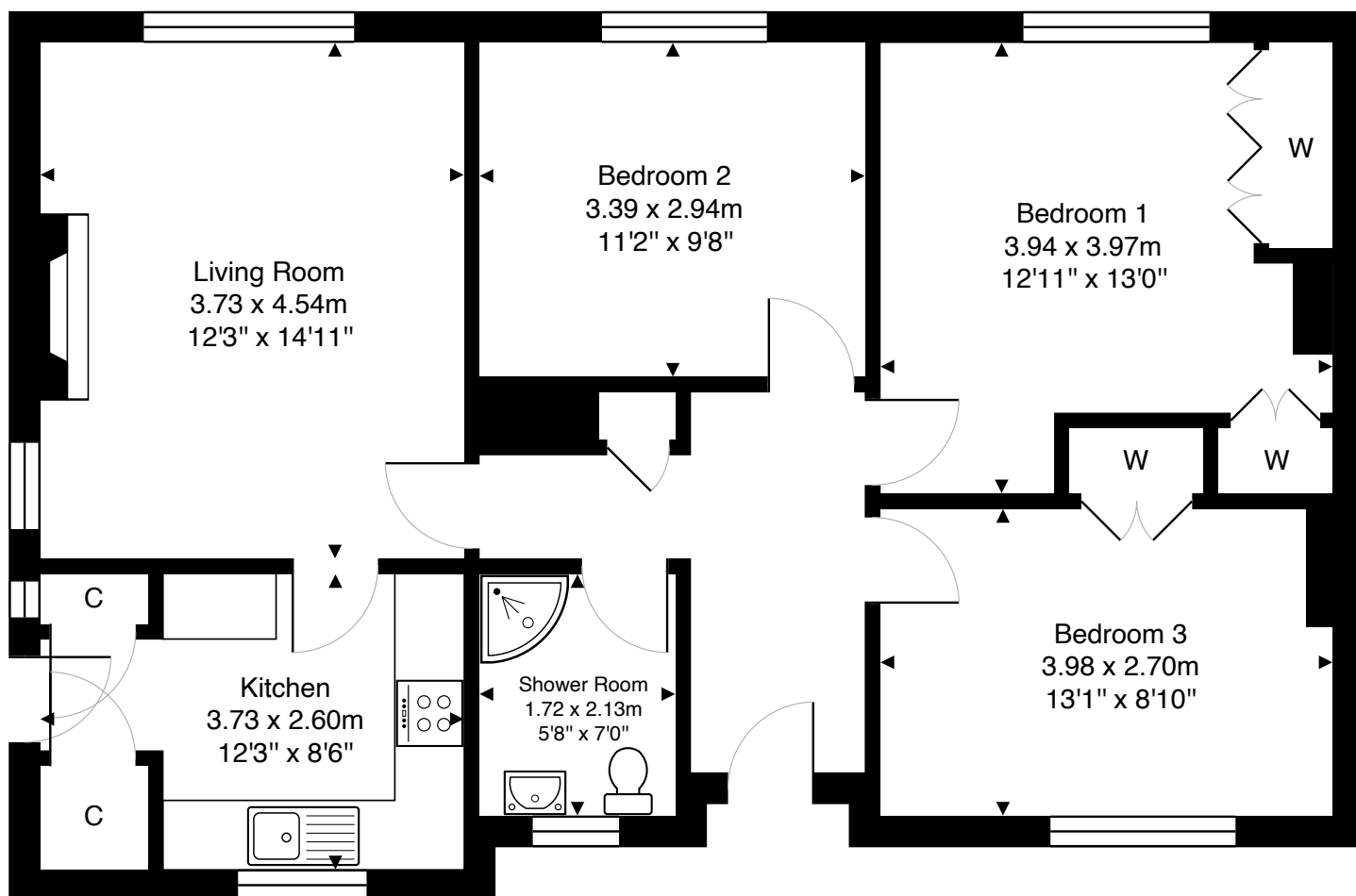
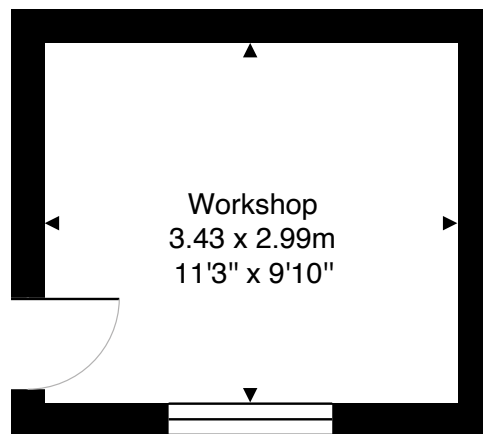
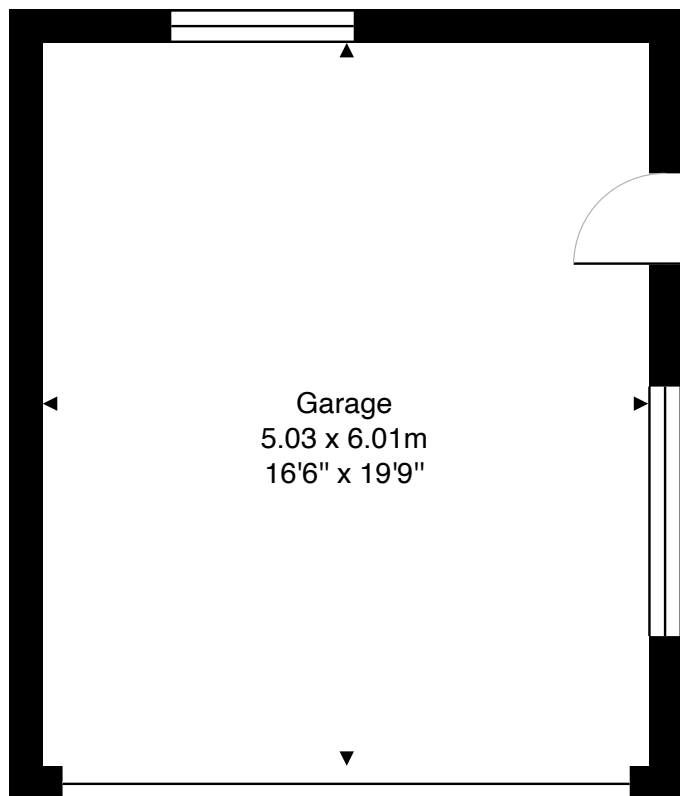


Bedroom 3









Gross internal floor area (m²): 78m²

EPC Rating: E



Externally, this property truly excels. An exceptionally large rear garden offers endless possibilities for families, keen gardeners or those who simply enjoy outdoor living. Whether entertaining guests, creating a children's play area or cultivating a beautifully landscaped garden, the space on offer is rarely available.

To the front, a substantial driveway provides ample off-street parking for multiple vehicles and leads to a double garage, offering excellent storage, workshop potential or secure parking. Further benefits include a multi-fuel boiler with back boiler system and double glazing throughout, ensuring warmth, comfort and energy efficiency all year round.

Occupying a desirable position within the picturesque village of Cockburnspath, with excellent access to local amenities, the A1 and the stunning East Lothian and Berwickshire coastline, this exceptional bungalow offers an outstanding opportunity to acquire a beautifully presented home with generous living space both inside and out. Early viewing is highly recommended.





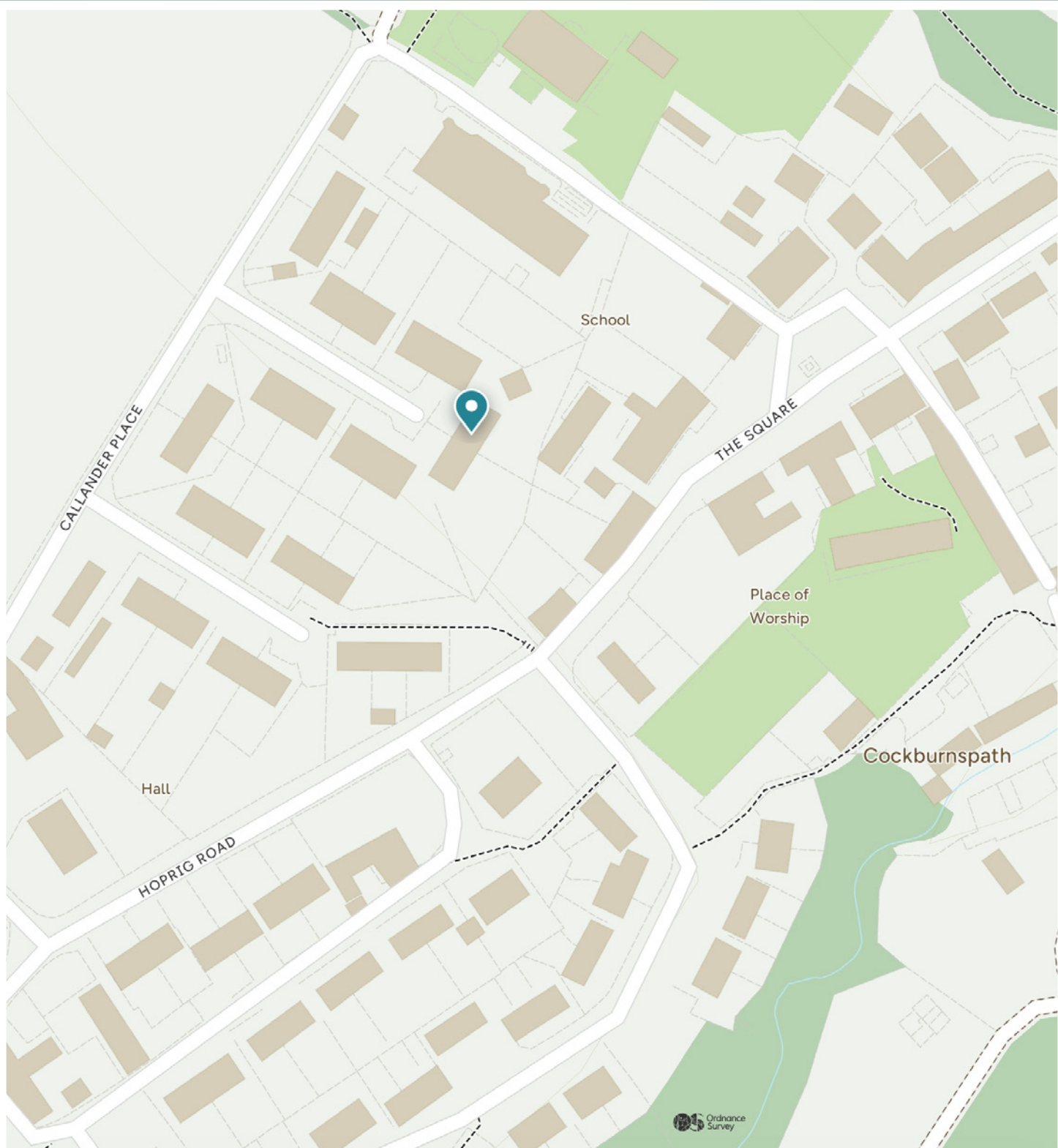


Cockburnspath is a picturesque village in the Berwickshire countryside, offering rural tranquillity and excellent connectivity. Situated just off the A1, it provides straightforward access to Dunbar, Berwick upon Tweed, and Edinburgh, while retaining a peaceful, community-focused atmosphere. The village has a local shop, primary school, village hall, hotel, and café, with wider amenities available in nearby Dunbar.

Surrounded by countryside and coastline, Cockburnspath is ideal for outdoor enthusiasts, with access to the Southern Upland Way, coastal walks, cycling trails, and John Muir Country Park, plus beaches and nature reserves close by. The Berwickshire coastline is renowned for its rugged scenery and wildlife.

Families are well catered for with Cockburnspath Primary School serving the village, while secondary education is available at Dunbar Grammar School, Eyemouth High School and Berwickshire High School, highly regarded schools with excellent transport links. The A1 provides excellent road connections north and south, while Dunbar railway station offers regular rail services to Edinburgh, Newcastle, and beyond. Combining a welcoming community, stunning surroundings, and excellent transport links, Cockburnspath is a popular choice for a peaceful yet convenient lifestyle.

The Location



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Part
Exchange
Available



Text and description
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Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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