




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

Carogan House

COCKBURNSPATH, BERWICKSHIRE, TD13 5XB



Cockburnspath is a village on the east coast between Dunbar and Eyemouth. It lies just inland from the River Forth. It offers a Post Office/local store for everyday requirements, parish church, garage and a primary school. For more extensive shopping and secondary education, Dunbar is roughly nine miles away. The area boasts good commuter links to both Edinburgh in the north and Berwick-upon-Tweed in the south via the A1, which is one and a half miles from the cottages.

Dunbar has such a broad range of local amenities that there is no need to venture out of the town. Dunbar Leisure Pool with its wave machine, flumes and other exciting water features, along with a health suite, sauna, solarium and steam room, offers just a few of the recreational facilities located within Dunbar. There are many fine golf courses within Dunbar itself and within the surrounding area, there are many other excellent championship courses.



An excellent opportunity has arisen to acquire this impressive, six-bedroom detached house in the pretty Cockburnspath with excellent sea views. Viewing of this property is highly recommended.

Internally this accommodation is in good condition, while the property consists of an entrance vestibule with WC, a bright and spacious lounge which includes access to the family room making for an excellent living space.

The fully fitted kitchen has a granite worktops, an integrated hob, oven and extractor hood. From the kitchen, there is access to both the dining room and a utility room. From the utility room, there is access to the gardens and rear of the property (which is predominantly used as the main access to the property). Completing the ground floor is a bedroom which could be used as a home office or study.



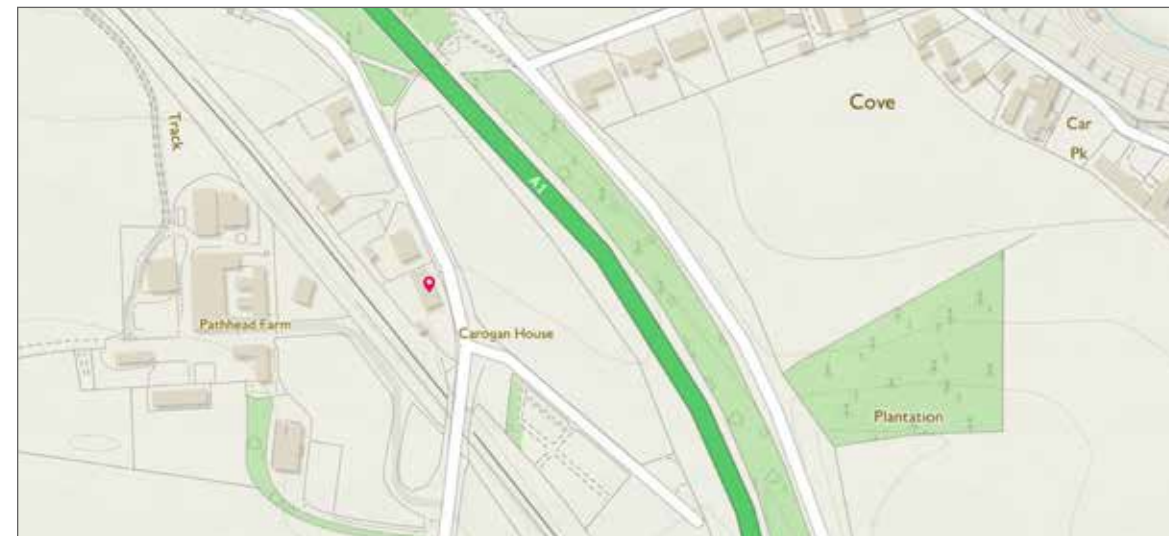


There are five double bedrooms on the first floor, three of which have en-suite bathrooms and all of which have integrated wardrobes while the master bedroom and bedroom 2 have walk-in wardrobes. The four-piece, partially tiled family bath & shower-room adds to the upstairs with a grand finish. This property also benefits from high ceilings throughout the ground and

the first floors. Oil heating system and is fully double glazed making for a cosy yet cost-effective family home all year around.

The property has a large driveway around the back of the property along with a garage for additional storage space and the driveway is vast with plenty of off-street parking.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.90m (19'4") x 4.68m (15'4")
Kitchen	5.98m (19'7") x 4.80m (15'9")
Dining Room	5.06m (16'7") x 3.44m (11'3")
Family Room	5.98m (19'7") x 4.18m (13'9")
Utility	4.12m (13'6") x 1.90m (6'3")
Bedroom 6/Study	3.90m (12'10") x 2.32m (7'7")
WC	1.83m (6') x 1.59m (5'3")
Bedroom 1	5.91m (19'5") x 3.98m (13'1")
En-suite 1	4.22m (13'10") x 2.66m (8'9")
Bedroom 2	5.91m (19'5") x 3.57m (11'9")
En-suite 2	3.08m (10'1") x 2.42m (7'11")
Bedroom 3	4.67m (15'4") x 3.58m (11'9")
En-suite 3	3.58m (11'9") x 1.20m (3'11")
Bedroom 4	4.78m (15'8") x 3.57m (11'9")
Bedroom 5	4.18m (13'9") x 2.91m (9'7")
Bathroom	2.96m (9'9") x 2.83m (9'3")

Gross internal floor area (m²): 308m²

EPC Rating: C





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
BEN STEWART CLARK
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer