



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**4 Hoprig Park**  
COCKBURNSPATH, BORDERS, TD13 5YY



Cockburnspath is a village on the east coast between Dunbar and Eyemouth. It lies just inland from the River Forth. It offers a 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.



This beautifully presented bungalow is situated in a prominent location on the outskirts of Cockburnspath. This property has been modernised by its current owners and it is fair to say they have done an exemplary job, as such early viewing is recommended.

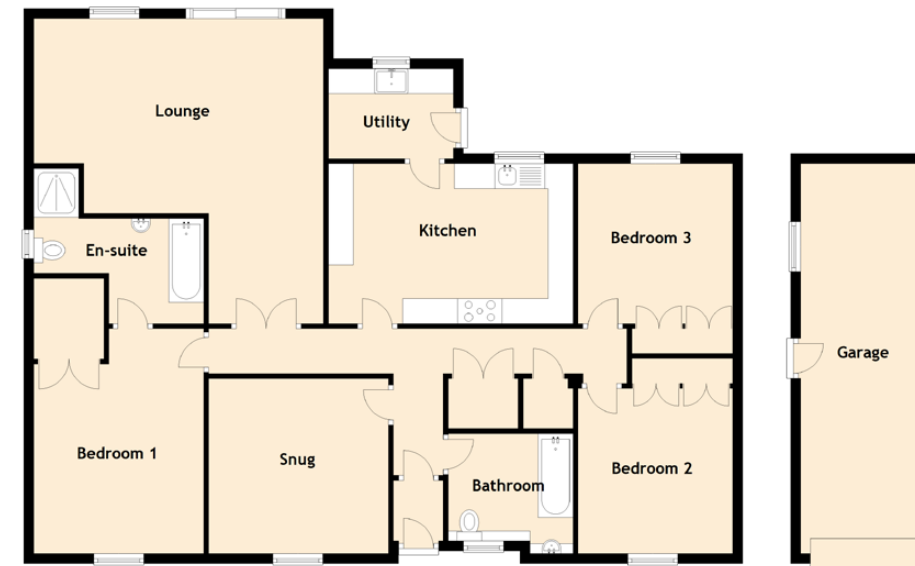
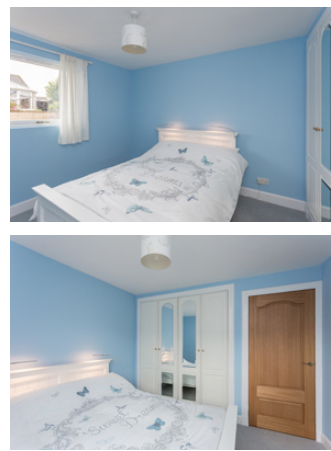
The accommodation is all on the ground floor and consists of an entrance porch, hallway, with generous storage space. All rooms are accessed via the hallway. It is also worth noting that the property has been extended to create more living space and this works very well.

The property benefits from two public rooms, one of which is a lounge area with views over rolling fields and the other public room is in the form of a lounge dining room and is a big open space with doors to the immaculate rear garden. You can access the Garden area from the Lounge or the Kitchen/Utility room. The kitchen has been modernised and comes with a high quality of finishes as well as functional utility area which provides access to the rear garden.

The property benefits from three large bedrooms the master bedroom has a modern en suite which has been added as part of the extension to the property. Two further double bedrooms are on offer making for an ideal family home. To complete the accommodation is a modern family bathroom with bath and shower.

externally the garden has been well maintained to the front and the back as well as access to a fully operational garage which can be used as a garage, workshop or simply just for additional storage space. The property benefits from being double glazed with central heating making for a warm yet cost-effective home all year round.





Approximate Dimensions  
(Taken from the widest point)

Lounge	6.10m (20') x 4.80m (15'9")
Kitchen	4.90m (16'1") x 3.20m (10'6")
Utility	2.50m (8'2") x 1.80m (5'11")
Snug	3.60m (11'10") x 3.50m (11'6")
Bedroom 1	4.50m (14'9") x 3.40m (11'2")
En-suite	3.40m (11'2") x 2.10m (6'11")
Bedroom 2	3.30m (10'10") x 3.10m (10'2")
Bedroom 3	3.20m (10'6") x 3.10m (10'2")
Bathroom	2.50m (8'2") x 2.40m (7'10")
Garage	7.80m (25'7") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 135m<sup>2</sup>

EPC Rating: D





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