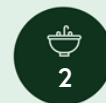




GARDEN STIRLING BURNET

BOURTREE BANK AND HIDEAWAY COTTAGE

16 CROFTS ROAD, COCKBURNSPATH, SCOTTISH BORDERS, TD13 5YB





This surprisingly spacious four-bedroom detached cottage offers a tranquil village setting, desirably close to the coast and a short drive from Dunbar where rail connections connect to the capital in less than 30 minutes. The characterful two-storey home is beautifully presented and enjoys multiple living spaces and an annexe that has been a successful holiday let. If desired, the annexe could be separated from the home for rental/holiday let income. Also on offer are private garage/driveway parking, as well as enchanting gardens with a south-facing rear aspect and a summer house. An inviting porch leads into a bright and airy hall with storage. To the left, lies a dual-aspect living room with classical features and an open fire. Next door is a sunny kitchen fitted around a central dining area and adjoined by a utility room leading onto the garden. Provided appliances include an integrated induction hob and oven, and a freestanding fridge freezer, washing machine, and dishwasher. Also reached from the entrance hall is a formal dining room and a luxurious bathroom, with a slipper bath, separate shower enclosure, and underfloor heating. The dining room leads to the remainder of the ground floor accommodation that represents potential rental income or guest quarters. Here, a spacious double bedroom adjoins a family room, both accessible externally.

FEATURES

- Two-storey detached cottage with potential annexe
- Can be separated into two properties for rental/holiday let income
- Bright entrance hall with storage
- Dual-aspect living room with open-fire
- Formal dining room
- Family room with stove
- Dining kitchen with garden access via a utility room
- Breakfasting kitchen with garden access
- Four double bedrooms (two interconnected)
- Stylish shower room
- Luxury 4pc bathroom with underfloor heating
- Idyllic enclosed gardens, south-facing to the rear with summer house
- Two private driveways and detached single garage
- Oil heating with combi boiler





The family room, arranged around a homely log-burning stove, leads into a bright, Shaker-inspired kitchen (with a garden entrance) that affords access to a subway-tiled shower room. The kitchen boasts a breakfast bar and is equipped with a freestanding cooker and a white Beko fridge. The double bedrooms for the main residence are found on the first floor and comprise two dormer-fronted rooms, one leading to a skylit principal bedroom with eaves storage. The property benefits from oil heating with combi boiler and full double-glazing. Externally, attractive gardens complement the cottage with a generous front lawn and, to the rear, a haven of landscaped planting enjoying sunny seating areas and a summer house. Accessible from the side of the grounds are two driveways accommodating three cars and a detached single garage. Extras: Included in the sale are all fitted floor coverings, select light fittings, white window shutters, wooden slat blinds and bamboo roll blinds, integrated kitchen appliances, and a Beko fridge. Additional furniture items and garden furniture are available by separate negotiation.







Cockburnspath

Cockburnspath is a small village situated about 2 miles inland from the breath-taking Berwickshire coastline. Nestled on the borders of East Lothian, Berwickshire and the Scottish Borders, the area offers some of the best land and seascapes with white sandy beaches. Enjoying the outdoors couldn't be easier, with fantastic walks, including the Southern Upland Way, on offer on your doorstep, and nearby Cove and Pease Bay offering stunning beaches. Cockburnspath itself offers a Primary school with a playgroup, a Village Hall with a community café, seasonal fairs, pop-up pubs and quiz nights, coffee mornings, and a number of community groups and classes for all ages, and a church, as well as children's play parks and a sports field. The village also benefits from a well-stocked community-run shop, a weekly outreach Post Office, and a mobile library in nearby Cove. A short drive will take you to Dunbar, where you will find more extensive shopping, an outstanding secondary Grammar school, and a train station linking you to Edinburgh and Berwick in only 20 minutes. The A1 is located close-by, making commuting to Edinburgh or Berwick quick and easy, and bus services run Monday to Saturday in both directions.







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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

