



5 BIRNIEKNOWES COTTAGES

COCKBURNSPATH, EAST LoTHIAN, TD13 5XH



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This three-bedroom end-terrace cottage is a fantastic option for those seeking a rural idyll without sacrificing convenience. It is nestled in picturesque countryside yet only 30 minutes drive to Edinburgh city bypass on the nearby A1, and just a 10-minute drive from Dunbar's rail links, schools, and shops. The cottage is set within a small community and features residents' parking, plus an extensive southerly-facing garden offering stunning views over the countryside and coast. It has been extended and is tastefully presented, exuding country charm alongside modern comforts.

Upon entering, a welcoming hall provides access to the spacious living room and kitchen, which enjoy ample natural light. The living room has display shelving and is warmly enhanced by the pleasing tones of wood flooring, beams, and a mantle above a multi-fuel stove. Centrally located around a social dining area, the tile-floored kitchen features tasteful ivory-white units, an illuminated wood-toned worktop, and rustic painted beams. An integrated dishwasher and fridge freezer, along with a freestanding electric cooker and washer dryer, equip the space, which borrows sunny light from an adjoining tile-floored sunroom, southerly-facing and leading onto the garden.

FEATURES

- Rural setting with sea views, close to Dunbar
- Charming end-terrace cottage in a small community
- Welcoming entrance hall
- Bright living room with a multi-fuel stove
- Light-filled dining kitchen with garden access via a versatile sunroom
- Large dual-aspect double bedroom with a wash basin
- Two good-sized single bedrooms (one with storage)
- Bright bathroom with bath and separate shower
- Substantial enclosed garden with a sunny aspect, set over two levels extending to c 390 ms sq
- Unrestricted residents' parking
- Oil-fired heating and double-glazing (except one window)





Completing the downstairs is a bright single bedroom that overlooks the garden — a lovely option for a home-working retreat. Sky lit stairs lead to the upper landing with storage and access to the two remaining bedrooms: a generous dual-aspect double with a wash basin and a large single featuring a built-in wardrobe. Both are cosily set beneath the eaves, as is the well-lit bathroom, which is appointed in simple white and has a sunken bath and a shower enclosure. The property has oil-fired heating and is mostly double-glazed. Outside, the substantial and well-maintained rear garden features split-level expanses of established, bordered lawns and a rockery leading to a secluded sun terrace — an idyllic spot for seating with views across fields to the sea. There are 2 garden sheds providing plentiful storage. To the front, a shared parking area provides ample space for residents. Extras: The sale includes all fitted flooring, window coverings, light fixtures, and appliances. Furniture can be made available subject to a separate negotiation.







Cockburnspath, East Lothian

Set on the border of East Lothian and Berwickshire, Birnieknowes Cottages are nestled in beautiful countryside, close to the coast and just 2 miles from the small villages of Cockburnspath, where there is a primary school and a community shop for everyday needs and Innerwick, which has the primary school and nursery for the catchment area.

Just 10 minutes drive away are further amenities in Dunbar, a popular and vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station, and 2 picturesque working harbours.

The town's lively High Street offers a mix of award-winning independent shops and local businesses, together with well known retailers. On the outskirts of the town are a large supermarket and garden centre. Its leisure pool also provides a gym and fitness classes. The town benefits from tennis courts, large sports grounds, 2 golf courses, and an outdoor adventure water sports centre.

There are outstanding state and independent schools. For commuters, a 20-minute train journey or the easily accessible A1 will take you to Edinburgh or south to Berwick upon Tweed.





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HOUSE SALES

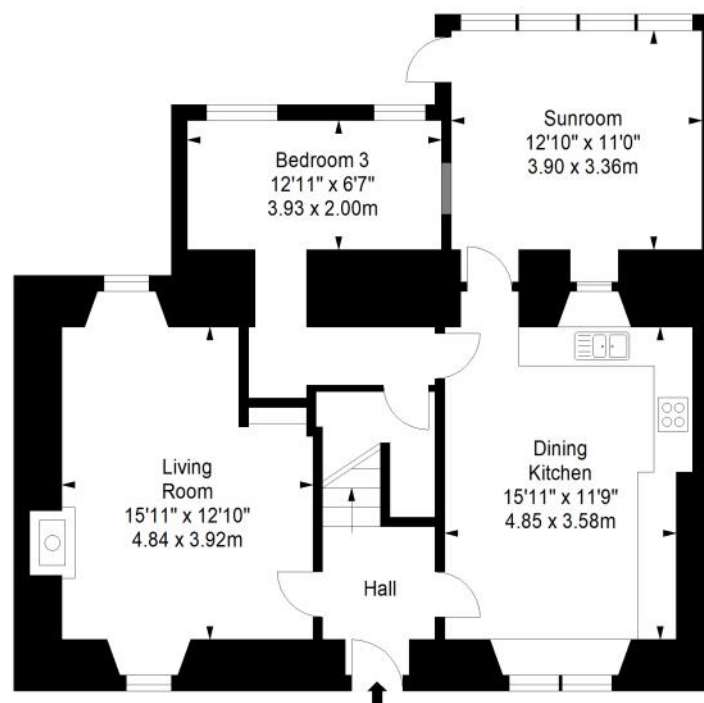
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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

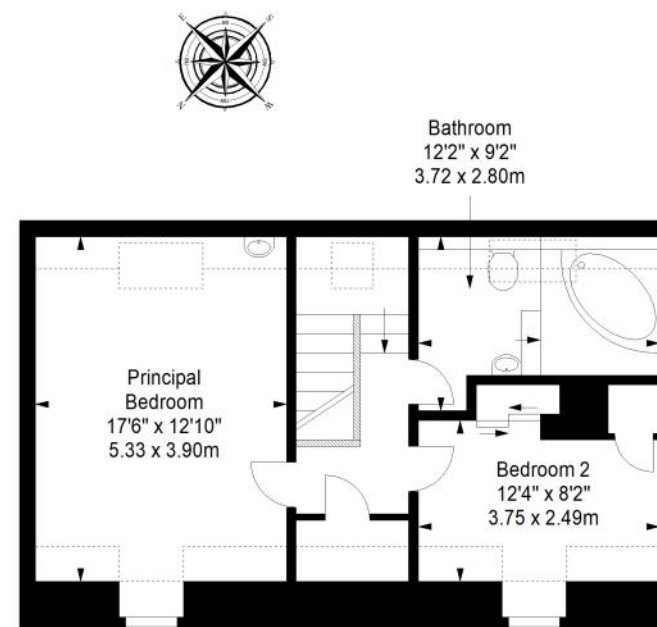
Ground Floor

Approx. 81.1 sq. metres (873.0 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.5 sq. feet)



Total area: approx. 134.1 sq. metres (1443.5 sq. feet)