



3 HAY TERRACE
COCKBURNSPATH, EAST LoTHIAN, TD13 5XS



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Welcome to a charming three-bedroom mid-terrace house which offers a relaxed village lifestyle close to the countryside and coast in the Cockburnspath conservation area. This southeast-facing residence further benefits from bright and airy rooms that are finished in light neutral tones, providing a lovely introduction and a sought-after blank canvas. It also has great storage, a versatile conservatory, and a private garden.

Upon entering the home, you are greeted by a vestibule that provides storage before flowing through to a hall with a handy cupboard and a WC. On the right is the living/dining room. Here, crisp neutral décor is paired with a soft carpet to provide an elegant and inviting environment. Twin southeast-facing windows bathe the room in natural light, whilst a handsome open fireplace forms a lovely focal point for organising sofas.

Next door, the kitchen is appointed with wood-toned cabinets and stone-inspired worktops, housing an integrated oven and ceramic hob, as well as space for additional freestanding appliances. Extending from the kitchen, there is also a conservatory for unwinding amongst the garden ambience whatever the weather.

FEATURES

- A bright and charming mid-terrace house
- In the Cockburnspath conservation area
- Lightly decorated interiors throughout
- Vestibule and hall with storage and a WC
- Southeast-facing living/dining room
- Fitted kitchen with integrated hob and oven
- Conservatory with French doors to garden
- Two double bedrooms with built-in storage
- Versatile single bedroom/office/nursery
- Bright 3pc en-suite shower room
- 3pc family bathroom with overhead shower
- Fully-enclosed rear garden
- Unrestricted on-street parking
- Unrestricted car parking area
- Oil-fired central heating and double glazing



Virtually staged by Property Studios



On the first floor, a naturally-lit landing connects to two double bedrooms with built-in storage and a versatile single bedroom that could be used creatively, such as an office or nursery. The principal bedroom, with the largest footprint, also benefits from a bright en-suite shower room as well. Furthermore, all three rooms are attractively presented in a neutral hue, providing a blank canvas for buyers. A three-piece family bathroom with an overhead shower finishes the accommodation. Oil-fired central heating and double glazing ensure year-round comfort. Outside, there is a fully-enclosed rear garden for enjoying the summer months. Parking is also on street and unrestricted. In addition, there is an unrestricted car parking area just moments from the house.

Extras: The property will be sold as seen, including all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances. Please note, the living room and principal bedroom have been virtually staged for illustration purposes.





Virtually staged by Property Studios



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.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

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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

