

7 Pathhead Cottages

Cockburnspath, TD13 5XB



2 bed

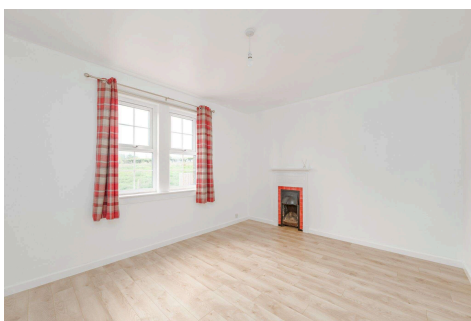
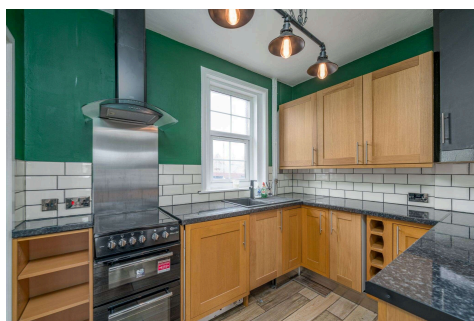
1 public

1 bath



A Perfectly Placed Country Cottage Which Enjoys A Lovely Semi Rural Position, Yet Within Easy Reach Of The Village And With Excellent Commuter Links To Edinburgh

Lounge, Kitchen, Two Double Bedrooms And Shower Room



7 PATHHEAD COTTAGES

Positioned just outside the village of Cockburnspath, 7 Pathead Cottage enjoys easy access to local amenities, yet offers rural surroundings and an enviable combination of country living and convenience. Local transport links allows for excellent commuter options with Edinburgh easily accessible by road and rail, providing an super alternative to city living.

The end terrace cottage is one of only three properties in the row and offers spacious accommodation arranged at ground floor level; a great prospect either as a main residence or second home. With garden grounds extending to the front and rear of the property, each room within the cottage enjoys a different outlook.

The lounge to the front ensures plenty of cottage charm with the large log burning stove set into a feature fireplace, whilst to the rear lies the well appointed kitchen with excellent built in storage. Both bedrooms are bright and airy double rooms, conveniently located close to the modern shower room.

Enclosed section of gardens extend to the front and rear, with one area housing dog kennels and external storage. Beyond the gardens lie parking for the residents of the cottages.

The current owner rents additional ground from Dunglass estate which lies adjacent to the cottage and we understand that the estate would be happy to continue with this arrangement if desired.

LOCATION

This charming village lies within Easter Berwickshire, close to the East Lothian border, with easy access to the coast and local attractions at Coldingham, St Abbs and Dunbar. The A1 trunk road lies within easy reach and offers excellent road links North and South. The village itself has a primary school and village convenience shop whilst the larger nearby town of Dunbar is only a short drive. With a picturesque beach and working harbour, Dunbar also boasts a bustling High Street, large supermarket and popular garden centre. There is a good selection of sporting and recreational activities in the area and the local schools all have an excellent reputation. Dunbar train station offers regular connections into Edinburgh and down to Berwick..

HIGHLIGHTS

- Excellent commuter cottage
- Edge of village rural setting
- Easy access to the A1 and local train connections
- End terrace
- Private garden grounds
- Possibility of renting additional garden ground

ACCOMMODATION SUMMARY

Entrance Hall, Living Room, Kitchen, Two Bedrooms and Shower Room.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

SERVICES

Mains water and electricity. Private drainage. Electric heating. Double glazing

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £170,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.