



Driftwood Lodge (plot 72)

PEASE BAY, COCKBURNSPATH, TD13 5YP

Property
PARIS STEELE

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"A special lodge with stunning sea views on a popular holiday park."



PROPERTY DESCRIPTION

Driftwood Lodge is an excellent opportunity to purchase a premium static lodge with an excellent elevated position and open sea views in the award-winning Pease Bay holiday park near Cockburnspath.

The Lodge has been completed to a very high specification with vaulted ceilings and a very large, decked terrace to enjoy the amazing views. The lodge provides a very large sitting room/dining/kitchen which has direct access to the terrace. The sitting area is carpeted and includes a glass flame effect fireplace and huge windows to enjoy the coastal views. The lodge is fully double-glazed with gas central heating throughout. The kitchen is very well equipped with a good range of cream wall and base units, a breakfast bar, a free-standing fridge freezer and a large range cooker. The dining area is positioned alongside the kitchen with a tiled floor.

The bedroom accommodation is very well planned and provides two double bedrooms one with a dressing area and an ensuite bathroom and the other with an ensuite shower.

The accommodation is very bright with the larger bedroom also benefiting from two Velux windows.

The Lodge is very well positioned on the site with an open grass bank alongside and easy access to the site office, restaurants and facilities.

FIXTURES & FITTINGS

Included in the sale, all fitted floor and window coverings, light fittings and white goods.



PROPERTY FEATURES

- ❑ Premium static Lodge
- ❑ Elevated position
- ❑ Excellent sea views
- ❑ Very well presented
- ❑ Large terrace
- ❑ Open plan sitting/dining/kitchen
- ❑ Well-equipped kitchen
- ❑ Two double bedrooms
- ❑ Ensuite bathroom
- ❑ Dressing area
- ❑ Ensuite shower room
- ❑ Double glazing
- ❑ Electric hook-up and Propane gas connection
- ❑ Investment opportunity

PEASE BAY

With its idyllic beachfront location, Pease Bay is the perfect place to enjoy time with family and friends. For those seeking a little more adventure, there are great watersports and a wealth of attractions available in this spectacular corner of Scotland.

The park also offers excellent facilities including a Bar with BT and Sky Sports, restaurant, takeaway, convenience store, children's play area and regular live entertainment.

Pease bay is located on the Southern Upland Way and John Muir Way 9 miles south of Dunbar, just off the A1 at Cockburnspath where there is an excellent community store. Dunbar itself is some thirty miles east of Edinburgh on the A1 and is renowned for its high sunshine record, its rugged coastline and attractive countryside. Dunbar has a vibrant high street with independent and artisan shops, restaurants and galleries and the convenience of a large supermarket on the outskirts. There is also a popular children's activity centre at Belhaven Beach. Other local attractions include the picturesque harbours at Cove (1mile north), Coldingham and St Abbs (9 miles south) near the National Trust site of St Abbs Head with its stunning cliffs. The Scottish Wildlife Trust reserve of Pease Dean is on the doorstep.

The location affords excellent transport links, with the A1 less than 1 mile away making for a pleasant commute to Haddington and Edinburgh. The train station at Dunbar is on the East Coast Main Line with regular services to Edinburgh, London and beyond.



PARIS STEELE

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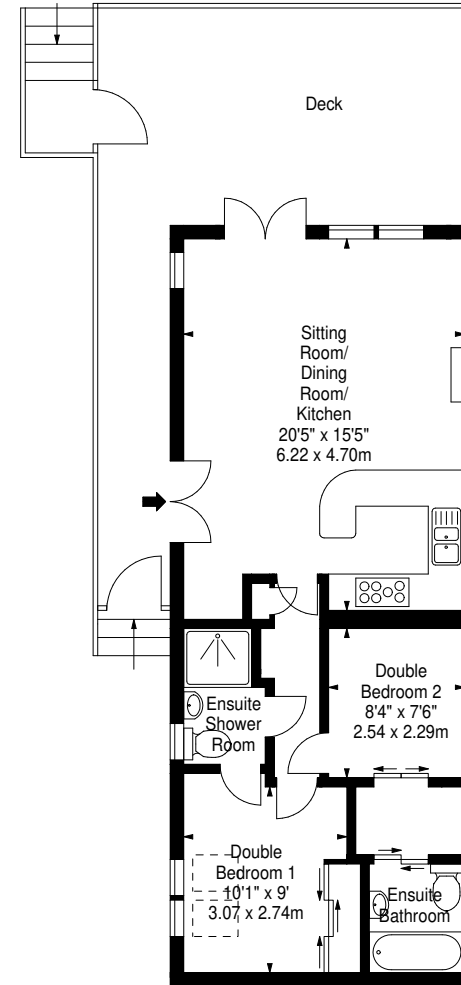
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 Pease Bay,
 Cockburnspath, TD13 5YP



Approx. Gross Internal Area
 628 Sq Ft - 58.34 Sq M
 For identification only. Not to scale.
 © SquareFoot 2023



Ground Floor

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

