



13 Crofts Acres

COCKBURNSPATH, SCOTTISH BORDERS, TD13 5YD

Property
PARIS STEELE

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"A bright three-bedroom home in the charming scenic village of Cockburnspath."



PROPERTY DESCRIPTION

This bright three-bedroom semi-detached home in Cockburnspath promises a comfortable lifestyle, whilst in need of some modernisation, it presents a wonderful opportunity. Steps bordering a neat lawn take you into the inviting entrance vestibule which makes for a charming east-facing seating area perfect for moments of relaxation. From here you arrive at the spacious carpeted hallway and the sitting room on your right. Enjoying a delightful east and west-facing dual-aspect, this living and reception area is flooded with natural light, and with a solid fuel stove set into a white mantle, and a tasteful décor exudes a warm ambience. The kitchen whilst in need of a cosmetic upgrade boasts ample cream wall and floor units, worktop space, and a tiled splashback along with room for freestanding appliances. Conveniently adjoining is a versatile dining room with sliding patio doors leading to the west-facing rear garden. Completing

the ground floor is a sizeable double bedroom which includes a large, fitted wardrobe. Ascending the carpeted staircase from the hallway you arrive at a generously proportioned principal double bedroom featuring built-in wardrobes and a second spacious double bedroom. Both share access to a bathroom equipped with a bath, WC, and washbasin. Externally the property enjoys on-street parking and well-kept front and rear gardens. The enclosed west-facing rear garden benefits from a vegetable patch, sandstone paving, and a greenhouse.

FIXTURES & FITTINGS

All floor coverings, light fixtures and fitting, blinds and curtain rails, kitchen appliances and white goods to be included in the sale. Greenhouse and garden shed also included.



PROPERTY FEATURES

- Three-bedroom semi-detached home
- East-facing entrance vestibule
- Dual-aspect sitting-dining room
- Three double bedrooms
- Versatile dining room
- Well-equipped kitchen
- Family bathroom
- East and west-facing front and rear gardens
- Double glazing
- Solid fuel stove and back boiler
- EPC D
- Council tax band C

COCKBURNSPATH

Cockburnspath is a charming scenic village lying between Dunbar and Eyemouth.

Residents benefit from a local village shop whilst nearby Dunbar boasts a wide variety of leisure and retail amenities including a large supermarket along with independent retailers situated on its bustling high street.

For leisure pursuits, the village is perfectly situated for countryside walks and days spent on nearby beaches including those at Pease Bay and Dunbar which also has a picturesque harbour. The town houses a popular leisure centre with a swimming pool and gym; a golf club; Foxlake Adventures, an award-winning outdoor activity destination and East Links Family Park.

There is a well-regarded local primary school, and the property is within the catchment area for Eyemouth High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

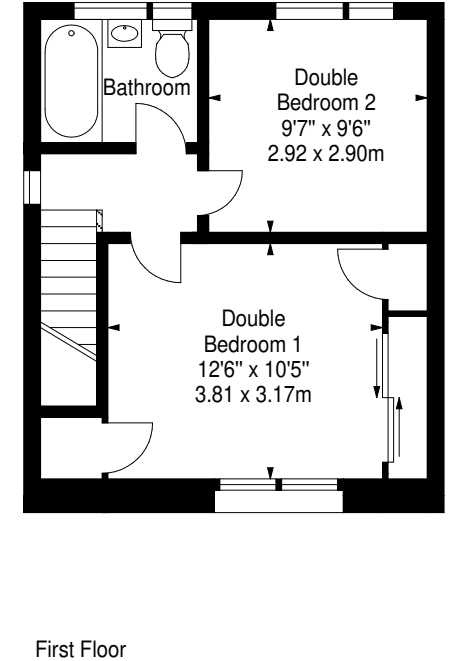
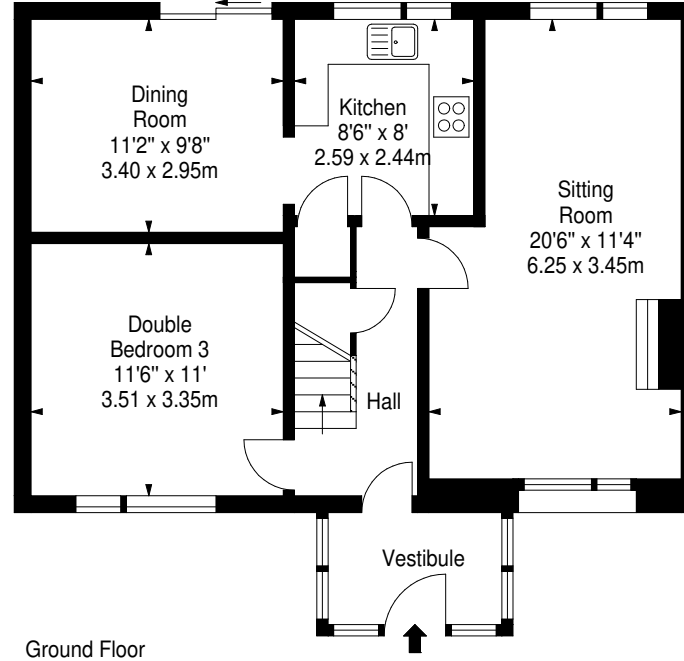
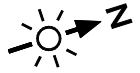
Dunbar Train Station offers a swift service to Edinburgh and Berwick. Edinburgh's City Centre is approximately a 50-minute drive via the A1.



**Crofts Acres,
Cockburnspath,
Scottish Borders, TD13 5YD**



Approx. Gross Internal Area
1009 Sq Ft - 93.74 Sq M
For identification only. Not to scale.
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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.
4. 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.

