



1 Crofts Road

COCKBURNSPATH, TD13 5YB

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Nestled within delightful gardens and offering panoramic coastal views, this three-bedroom home in the scenic village of Cockburnspath is characterised by its pristine interior design, abundance of light, and spacious comfortable layout. Set peacefully back from the road, a gravel driveway leads to a beautifully maintained, gated front garden looking across to the coastline.

Upon entering the light-filled vestibule and hallway, a partially glazed four-panel oak door opens into a tastefully decorated sitting room. This inviting space with picturesque south-east-facing views of the garden is adorned with laminate flooring, a log-burning stove, a built-in press, and sophisticated blue wall finishes. From here, a carpeted rear hallway leads to a serene double bedroom with twin windows overlooking the garden. Adjacent is a versatile home office or study, along with a second spacious and bright double bedroom. They all share access to a sleek, contemporary shower room.

Returning to the entrance hallway, you'll find a formal dining room, perfect for entertaining and enhanced by a magnificent open fireplace, a built-in press, and plentiful natural light. Depending on specific needs this could make a further bedroom or family room. The adjoining kitchen is compact yet thoughtfully designed, featuring farmhouse-style cream

cabinetry, Butcher block worktops, and integrated appliances, including a hob, oven, and extractor hood. From the kitchen, you enter a sunlit conservatory with direct garden access, offering a wonderful spot to relax. A classically styled family bathroom, featuring a WC, washbasin, and a bath with a wall-mounted shower completes the internal layout.

The idyllic gardens with a captivating coastal aspect, offer a variety of tranquil areas to enjoy including a manicured lawn to the front bordered by mature plants and a terraced paved seating area looking across a second lawn. Two sheds are ideal for storage and gardening enthusiasts will love the raised vegetable beds.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, integrated oven, hob, extractor hood, under-counter fridge and freezer, and the free-standing washine machine will be included in the sale. There are two gardens sheds which will also be included.





PROPERTY FEATURES

- Three-bedroom detached home
- South-east-facing sitting room
- Formal dining room
- Well-equipped kitchen
- Conservatory
- Three versatile bedrooms
- Shower room
- Family bathroom
- Front and rear gardens
- Gravel private driveway
- Double glazing
- Oil fired central heating
- EPC - D
- Council tax band - D

COCKBURNSPATH

Cockburnspath is a charming scenic village in Berwickshire lying on the North Sea coast between Dunbar and Eyemouth

Residents benefit from a local village shop, garage, bowling club, and active village hall, whilst nearby Dunbar boasts a wide variety of leisure and retail amenities including a large ASDA supermarket along with independent retailers, welcoming cafès, and popular restaurants situated on its bustling high street. For GP care, either Dunbar Medical Centre or Eyemouth medical practice are available, both a short journey away.

For leisure pursuits, the village is perfectly situated for scenic countryside walks and days spent on stunning beaches including those at Pease Bay, Coldingham Sands, and Dunbar which also has a picturesque harbour. It is a great location for access to the St Abbs Head National Nature Reserve a haven for nature lovers and birdwatchers alike.

The town houses a 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.



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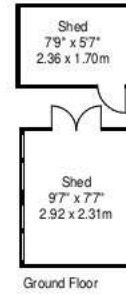
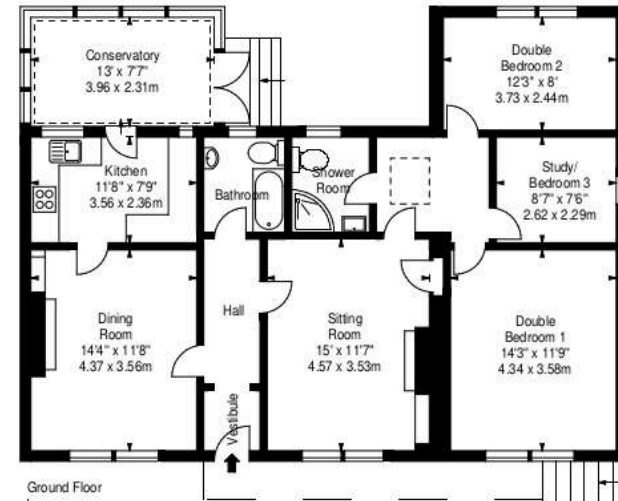
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Cockburnspath,
Scottish Borders, TD13 5YB



Approx. Gross Internal Area
1138 Sq Ft - 105.72 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 the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.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.

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