



5 Hoprig Park

COCKBURNSPATH, TD13 5YY

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Deceptively spacious and presented in great condition with gardens and off-street parking, this four-bedroom bungalow in the scenic village of Cockburnspath, presents an excellent opportunity.

Low level steps border the driveway and garden boasting uninterrupted rural views. From here the front door and entrance vestibule opens into an inviting hallway. To the right, a dual-aspect sitting room spans the length of the home. Beautifully decorated in a serene colour palette with plush carpeting, it offers a comfortable space to relax. Sliding doors then open into a south-east-facing conservatory, an inviting additional living and reception space with direct garden access.

Across the hall, the bright and generously sized dining kitchen benefits from south-west-facing sliding doors to the garden. Modern in design and leading to a useful utility room, it features cream shaker-style wall and base units, smooth worktops, and a tiled splashback. Integrated appliances include an eye-level grill, oven, hob, and extractor hood.

Overlooking the rear garden, the south-east-facing principal double bedroom offers a tasteful décor, built-in cabinetry, and an en-suite shower room. There are two further double bedrooms with built-in wardrobes, sharing a spacious bathroom fitted with a bath, shower enclosure, WC, and washbasin. Finally, a study or small bedroom completes the internal layout.

Externally, along with the well-kept front garden, the enclosed rear garden combines a small lawn with paved areas, bordered by hedging for privacy, and includes a shed. A driveway and integral garage provide off-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, curtains & blinds, integrated oven, hob and extractor hood, dishwasher, free-standing fridge-freezer, and brand new washer-dryer will be included in the sale. Some furniture may be available by separate negotiation.



PROPERTY FEATURES

- ❑ Four-bedroom bungalow
- ❑ Spacious dual-aspect sitting room
- ❑ Well-appointed conservatory
- ❑ Modern dining kitchen with garden access
- ❑ Utility
- ❑ Four bedrooms, one with en-suite
- ❑ Family bathroom
- ❑ Front and rear gardens
- ❑ Driveway and integral garage
- ❑ Oil fired central heating
- ❑ Double glazing
- ❑ EPC - D
- ❑ Council tax band - E

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, post office, 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 cafés, and popular restaurants situated on its bustling high street.

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.

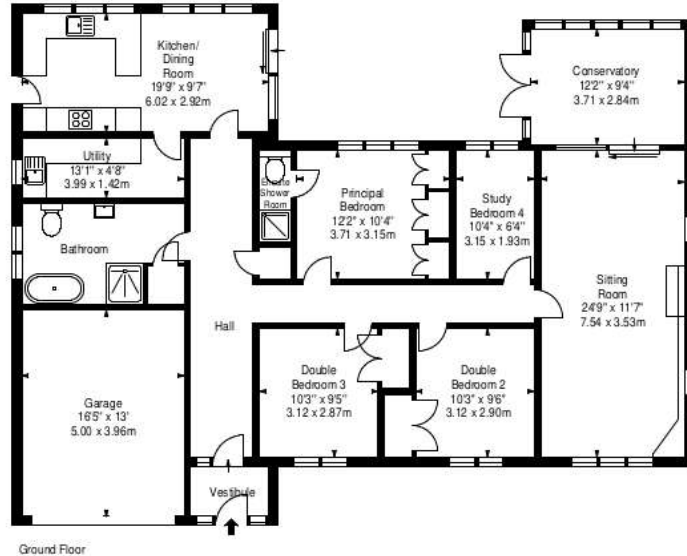
Dunbar Train Station offers a swift service to Edinburgh and Berwick. Edinburgh's City Centre is approximately a 50-minute drive via the A1.



Hoprig Park,
Cockburnspath,
Scottish Borders, TD13 5YY



Approx. Gross Internal Area
1500 Sq Ft - 139.35 Sq M
Garage
Approx. Gross Internal Area
214 Sq Ft - 19.88 Sq M
For identification only. Not to scale.
© SquareFoot 2025



PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's Talk

01620 497 497

property@parissteele.com

Property
PARIS STEELE

Please Note:

- 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.
- The Home Report and more information for this property is available from www.parissteele.com
- 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.

ēspc rightmove

zoopla in X Instagram Facebook