

Kelso

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Cottage 1 East Flemington

Burnmouth, TD14 5SQ

Guide Price £180,000



The Cottage is situated in East Flemington, close to the charming coastal village of Burnmouth. While in need of modernisation and refurbishment, the property offers an excellent opportunity to create a comfortable home finished to your own style and preferences. The accommodation comprises a dining room, kitchen, conservatory, lounge, study/store and shower room on the ground floor. Upstairs, there are two bedrooms and a bathroom. Low-maintenance gardens extend around the front, side, and rear of the property, providing an ideal outdoor space with distant views over the sea. Combining peaceful surroundings with attractive sea views, this delightful cottage is an appealing prospect for those seeking a tranquil lifestyle by the coast. Early viewing is highly recommended to appreciate the potential and location of this unique home.



The Cottage 1 East Flemington

Burnmouth, TD14 5SQ

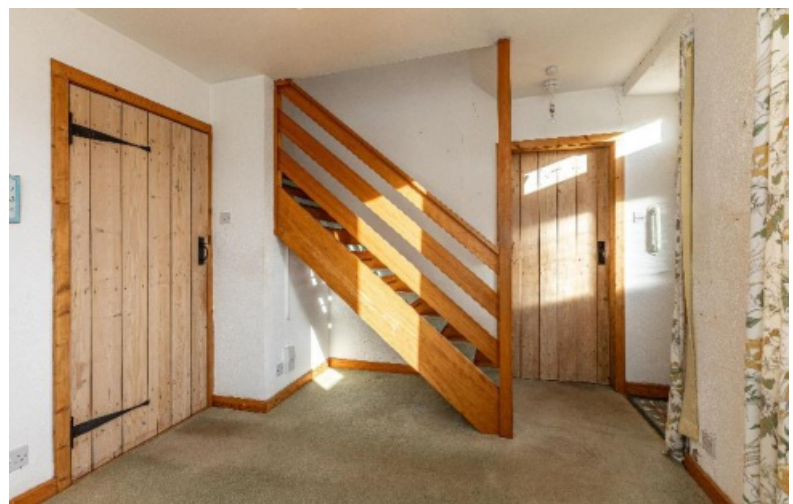
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Ground Floor:
Dining Room
Kitchen
Conservatory
Lounge
Study/Store
Shower Room

First Floor:
Landing
Two Bedrooms
Bathroom

Partial Electric Night Storage Heating
Double Glazing

Garden Grounds to the Front, Side & Rear



Location

Nestled on the scenic Berwickshire coast, East Flemington offers peaceful coastal charm just minutes from the historic fishing village of Burnmouth. With stunning cliffside views, easy access to the Berwickshire Coastal Path, and rich maritime heritage, this location is perfect for those seeking a tranquil lifestyle by the sea.

The nearby Berwick-upon-Tweed rail station, on the East Coast rail line, is approximately 6 miles away, providing excellent rail connections. East Flemington is also conveniently located about a 35-minute drive from Edinburgh and a 40-minute drive from Newcastle, offering easy access to vibrant city life while enjoying the calm of the coast.

Fixtures & Fittings

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

Services

Mains water and electricity.
Private Drainage to Shared Septic Tank
Double Glazing. Electric Night Storage Heating.

EPC

F

Council Tax Band

C

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



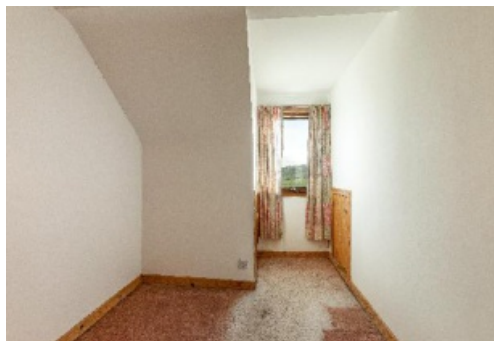
Interested in this property?
Call 01573 400399

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Kelso, TD5 7HL
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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Jedburgh,	Tel 01835 863 202
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Kelso,	Tel 01573 400 399
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



The Cottage, 1 East Flemington, Burnmouth, TD14 5SQ

Approximate Gross Internal Area
98.8 sq m / 1063 sq ft

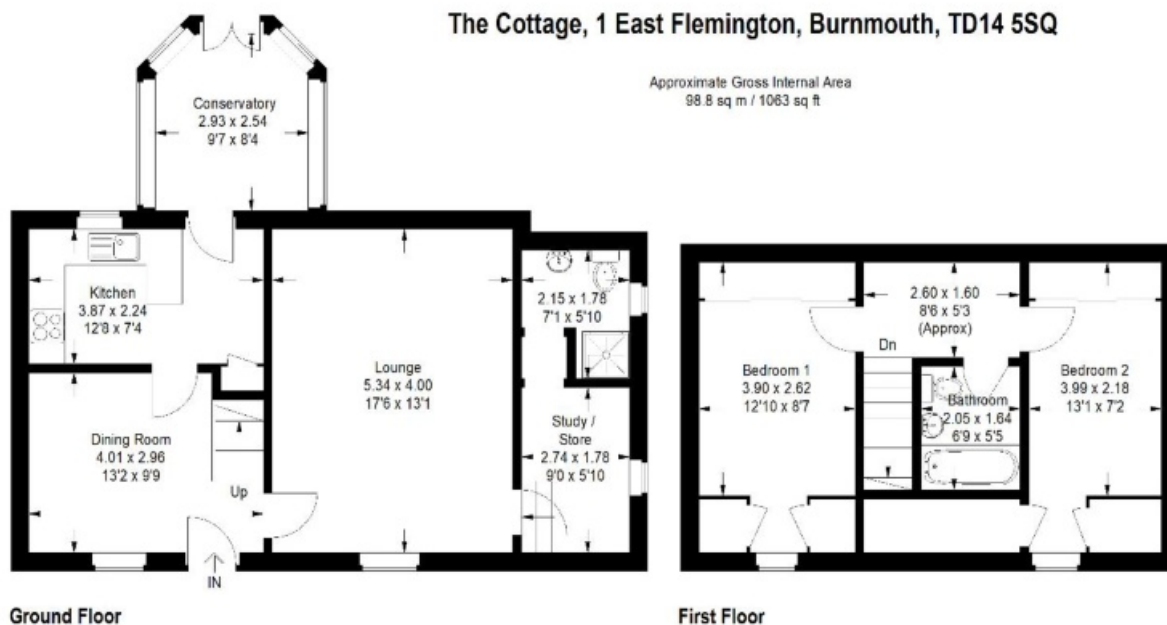


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1257325)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.