

COULTERS<sup>®</sup>

# OLD STABLES EDINBURGH ROAD

COCKBURNSPATH, EAST LoTHIAN, TD13 5YG

 3 BED  3 BATH  3 PUBLIC

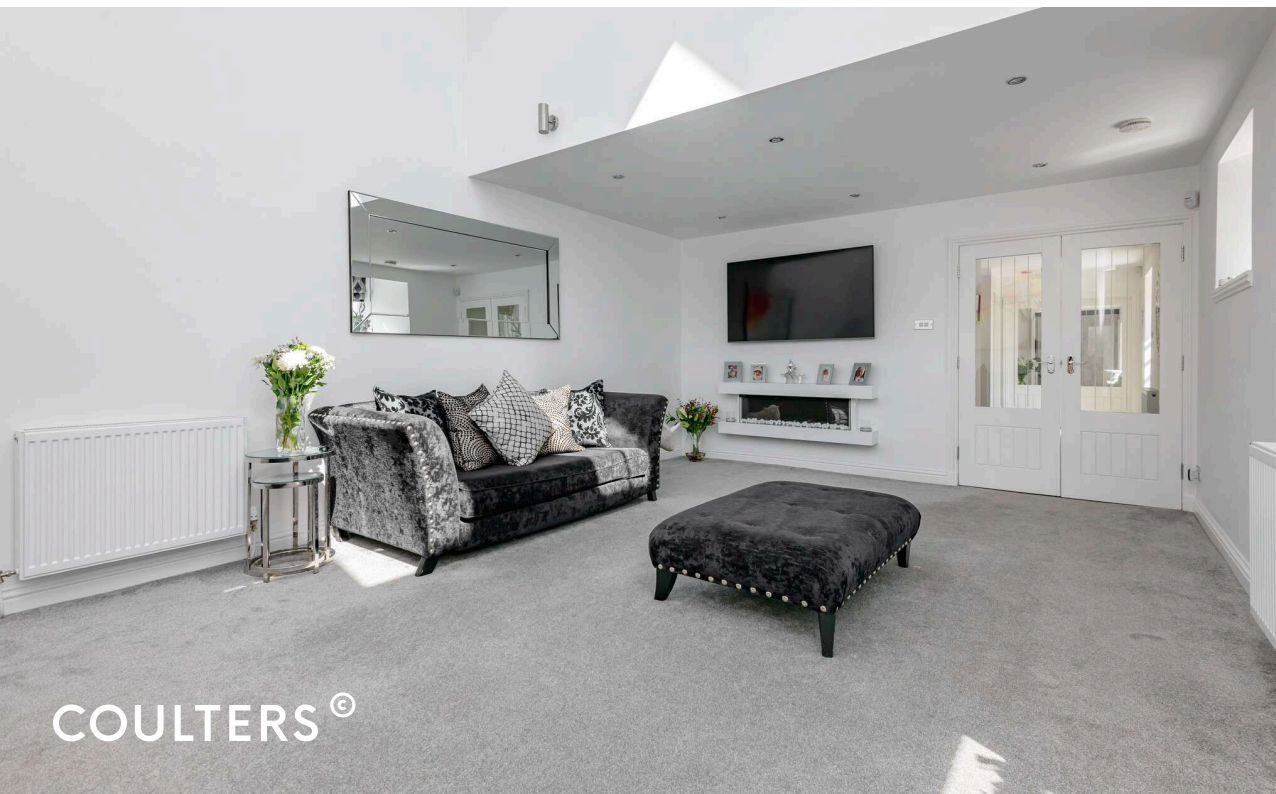




## TAKE A LOOK INSIDE

A beautifully presented, traditional stone-built three bedroom villa, thoughtfully renovated to an exceptional standard throughout. Set over two levels, the home offers bright, spacious, and highly flexible accommodation, perfect for modern family living.

The generous garden is ideal for entertaining and family activities, featuring a gated driveway, secure shed, large patio artificial lawn and stylish mood lighting that enhances the outdoor ambiance.



## KEY FEATURES



Three bedroom family home



Three double bedrooms plus flexible box room



Private enclosed garden with gated driveway



Driveway for multiple cars



Popular location within easy access of local amenities



Modern fixtures and fittings throughout



EPC Rating - C



Council Tax Band - F





On the ground floor the welcoming entrance hallway includes a useful utility cupboard and WC. At one end, double doors open into a contemporary sitting room with modern electric fireplace, bathed in natural light thanks to a vaulted ceiling with Velux windows and a high-level feature window.

At the opposite end of the hallway, double doors lead to a spacious dining room with direct access to the well-maintained garden, ideal for entertaining. Just off the dining area is a versatile box room, currently used as an additional guest bedroom. The sleek, modern kitchen is a true hub of the home. It features a large breakfast bar for casual dining and socialising, a wealth of fitted units, a full range of integrated appliances and double doors to the garden patio.

Upstairs, the principal bedroom benefits from fitted wardrobes and a stylish en suite shower room. Two further double bedrooms provide ample accommodation, one of which also enjoys its own en suite. A contemporary family bathroom with a three-piece suite and separate shower, completes the upper level.







## THE LOCAL AREA

Cockburnspath sits on the border of East Lothian and Berwickshire, offering a peaceful village setting with essential local amenities including a village shop, garage, church, and a primary school. Conveniently located near the A1, the village is well positioned for commuting to both Edinburgh and Berwick-upon-Tweed.

Just a short drive away, the picturesque coastal town of Dunbar provides a wider range of facilities. These include Dunbar Grammar School, a variety of shops, cafes, and restaurants, as well as a leisure centre with a swimming pool. Family attractions such as East Links Family Park, Fox Lake and outdoor pursuits at Dunbar and Winterfield Golf Clubs add to the town's appeal.



## EXTRAS

All fitted floor coverings, carpets, window coverings, light fittings, and garden shed are included in the sales price.







Old Stables,  
Edinburgh Road,  
Cockburnspath,  
Scottish Borders, TD13 5YG



Approx. Gross Internal Area  
2052 Sq Ft - 190.63 Sq M  
Stores  
Approx. Gross Internal Area  
99 Sq Ft - 9.20 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.