

COULTERS[©]

THISTLEDOWN COTTAGE COVE

COCKBURNSPATH, BORDERS, TD13 5XD

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Peacefully located, Thistledown Cottage is a charming two bedroom semi-detached house situated in the village of Cove in the Scottish Borders.

Nestled between open countryside and the dramatic Berwickshire Coastline, the property sits in an elevated position above Cove Harbour and offers stunning open sea views.

KEY FEATURES



Charming semi-detached cottage in a peaceful location



Sitting room with an open fire place



Delightful kitchen/dining room opening to a decked terrace



Two double bedrooms with storage



Stunning open sea views and ample residents parking



Ideal as a permanent residence or a holiday home



EPC Rating - C



Council Tax Band - C





The well proportioned accommodation comprises on the ground floor - entrance vestibule opening to the hall; sitting room with an open fire; delightful kitchen/dining with a period fireplace, ample room for a dining table and French doors opening to a private decked terrace with sea views; and a useful utility room/pantry; A staircase leads to the first floor which offers two double bedrooms with storage, one with sea views; and a spacious bathroom. Double glazing is fitted throughout and heating is provided by electric radiators.

The property further benefits from a communal outdoor area to the rear and there are reserved parking spaces for residents within the adjacent public car park. Cove Harbour and beach can be reached in about 5 minutes via a footpath.





THE LOCAL AREA

Cove is a peaceful fishing village located on the breathtaking Berwickshire coastline offering a relaxed lifestyle and a strong sense of community. The village is nestled amongst beautiful open countryside, providing a wealth of outdoor activities on your doorstep, such as the Southern Upland Walk and John Muir Way.

Cove has a natural harbour with a lovely beach and another stunning beach can be enjoyed at Pease Bay Leisure Park, which is less than 5 minutes by car. The nearby village of Cockburnspath is roughly 3 minutes by car and provides a community-run store, village hall (with café) and primary school with an early-years centre. Secondary schooling is in Eyemouth (approximately 20 minutes away).

The town of Dunbar is just a 15-minute drive away via the A1, offering excellent shopping facilities, a state-of-the-art fitness centre, tennis courts and two golf courses. It has a train station too, connecting you to Edinburgh and Berwick in just 20 minutes.

EXTRAS

All fitted carpets, floor coverings, curtains, blinds, light fittings, range cooker, fridge/freezer and the dishwasher are included in the sale price. The washing machine and tumble dryer are excluded from the sale.





COULTERS

Thistledown Cottage,
Cove,
Cockburnspath,
Scottish Borders, TD13 5XD



Approx. Gross Internal Area
895 Sq Ft - 83.15 Sq M
For identification only. Not to scale.
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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.