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TACK ROOM COVE FARM

COCKBURNSPATH, SCOTTISH BORDERS, TD13 5YP

 3 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Peacefully located, the Tack Room is a charming three bedroom house, forming part of an original farm steading, 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 throughout.



KEY FEATURES



Well proportioned mid terraced house



Three double bedrooms and two shower rooms



Sea-facing front and peaceful rear courtyard gardens



Private parking



Idyllic countryside setting within easy reach of Cove Harbour and local amenities



Stunning panoramic sea views



EPC Rating - E



Council Tax Band - B



The well proportioned accommodation comprises on the ground floor – a welcoming entrance hall with under stair storage; three double bedrooms and two shower rooms. A staircase leads to the first floor which comprises a bright sitting room with large dual aspect windows offering panoramic sea views and a delightful kitchen/dining room fitted with a good range of units, integrated appliances and ample room for a dining table. Double glazing is fitted throughout and heating is provided by an electric fire and heaters.

The property further benefits from a sea-facing front garden and private sunny courtyard garden to the rear as well as ample parking.





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 which is just one of the many stunning beaches close by.

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, restaurants, 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, electric hob, extractor fan, oven, fridge with freezer compartment, dishwasher, washing machine and garden shed are included in the sale price. A number of household items and furniture, electric heaters and garden furniture are available by separate negotiation.

HOME REPORT VALUATION: £260,000



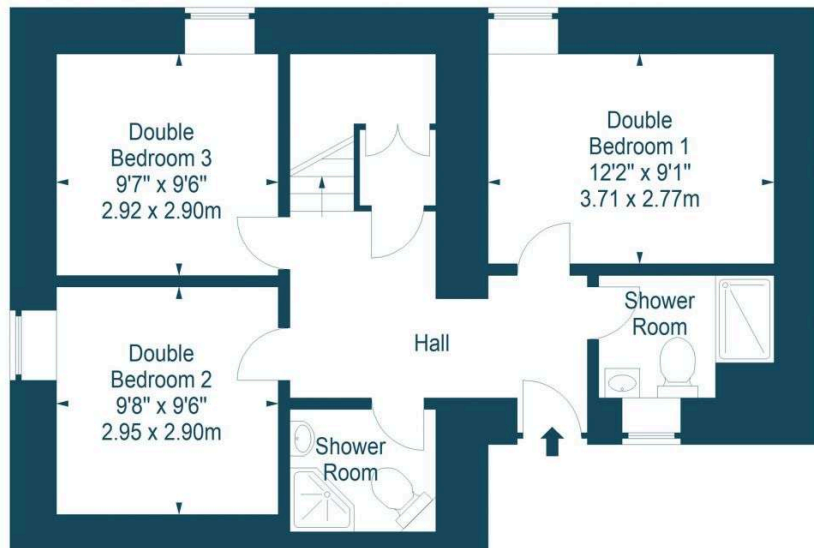
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**The Tack Room,
Cove Farm,
Cockburnspath,
Scottish Borders, TD13 5YP**



Approx. Gross Internal Area
943 Sq Ft - 87.60 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

GET IN TOUCH

 www.coultersproperty.co.uk

 01620 671 837

 enquiries@coultersproperty.co.uk

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.