



GARDEN STIRLING BURNET

12 TOLL VIEW, COCKBURNSPATH
SCOTTISH BORDERS, TD13 5XR



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Set within a peaceful village community, close to the coast and the A1 connecting to Edinburgh in under an hour, this two-bedroom semi-detached house is perfect for professionals and small families seeking a country escape. The comfortably proportioned home enjoys a sunny south-facing rear aspect, appreciated from the connected reception room and breakfasting kitchen, both of which open onto the enclosed garden. Crisp neutral décor enhances the home's inviting sense of space and light, whilst a private driveway provides easy parking.

The naturally lit entrance hall houses practical storage and flows into the reception room, which spans the full depth of the house and enjoys a bright dual aspect, including French doors opening onto the garden. It is a comfortable carpeted space allowing flexible zones for relaxation and dining, with the added convenience of direct kitchen access. The sun-filled breakfasting kitchen also opens onto the garden and offers space for seating. It features a contemporary design in tasteful neutral and wood tones, including stylish herringbone-inspired flooring. An electric oven and hob with a feature hood are integrated, whilst an undercounter washing machine and tall fridge freezer are also included.

FEATURES

- Peaceful village setting close to the coast and the A1
- Modern semi-detached house with neutral décor
- Entrance hall with practical storage
- Generous dual-aspect living/dining room with kitchen and garden access
- South-facing breakfasting kitchen with garden access
- Two double bedrooms with fitted storage
- Naturally lit bathroom with shower-over-bath
- Enclosed south-facing rear garden with a shed
- Private driveway and additional unrestricted parking
- Electric heating and double glazing





On the first floor, a landing leads to two softly carpeted double bedrooms, both equipped with fitted wardrobes. The principal bedroom stretches across the front projection and benefits from additional cupboard storage. Also on this level is a simply styled bathroom, naturally lit by a skylight and fitted with a bath and overhead shower. The property is electrically heated and fully double glazed.

Outside, a lawn and picket fencing frame the front of the house, whilst the enclosed rear garden is perfectly positioned to enjoy its south-facing aspect. Here, a lawn is bordered by paving, shrubs, and fencing, and there is also a shed for useful storage. A private front driveway completes the home, with additional unrestricted parking available within the close.

Extras: All fitted flooring, window coverings, light fittings, and appliances are included in the sale.







Cockburnspath

Cockburnspath is a small village situated about 2 miles inland from the breath-taking Berwickshire coastline. Nestled on the borders of East Lothian, Berwickshire and the Scottish Borders, the area offers some of the best land and seascapes with white sandy beaches. Enjoying the outdoors couldn't be easier, with fantastic walks, including the Southern Upland Way, on offer on your doorstep, and nearby Cove and Pease Bay offering stunning beaches. Cockburnspath itself offers a primary school, a Village Hall with a community café, seasonal fairs, pop-up pubs and quiz nights, coffee mornings, and a number of community groups and classes for all ages, and a church, as well as a children's play park and a sports field. The village also benefits from a well-stocked community-run shop, a community garden/allotments, and a mobile library. A short drive will take you to Dunbar, where you will find more extensive shopping, an outstanding secondary Grammar school, and a train station linking you to Edinburgh and Berwick in only 20 minutes. The A1 is located close-by, making commuting to Edinburgh or Berwick quick and easy, and bus services run Monday to Saturday in both directions.







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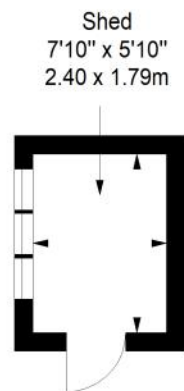
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

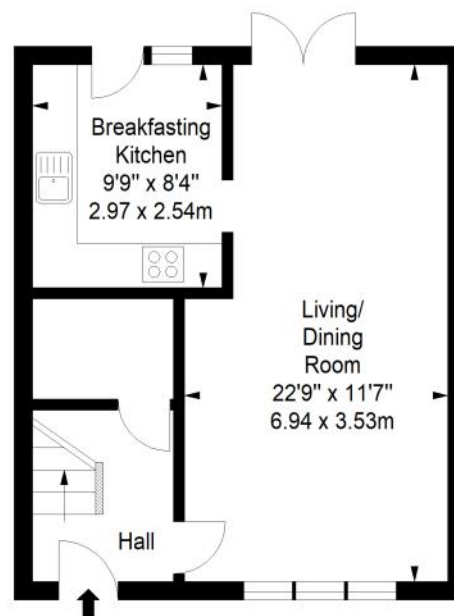
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

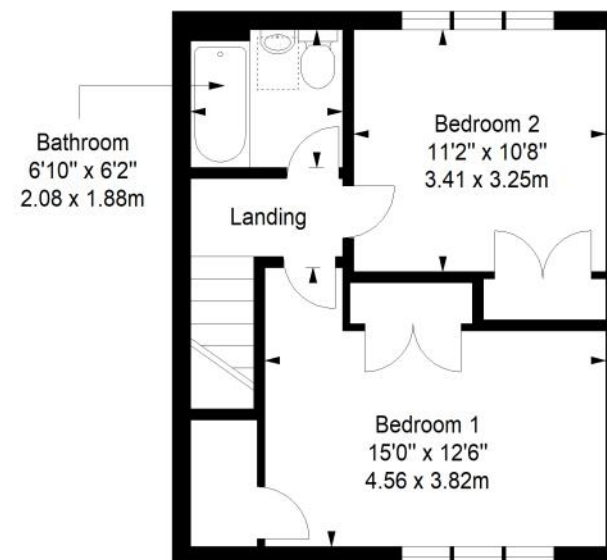
Shed
Approx. 4.3 sq. metres (46.3 sq. feet)



Ground Floor
Approx. 38.8 sq. metres (417.7 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.7 sq. feet)



Total area: approx. 77.6 sq. metres (835.4 sq. feet)