



**6 Hoprig Square,
Cockburnspath, Scottish Borders, TD13 5YX**

CALL US ON 0131 447 4747

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For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule.
- Reception hall.
- Cloakroom/WC.
- Attractive & generously proportioned living room with wood burning stove.
- French doors to side.
- Formal dining room.
- Breakfasting kitchen with appliances.
- Utility room with access to side.
- Upper landing with storage & access to attic.
- Four double bedrooms - one with ensuite shower room.
- Family bathroom with shower.
- Double glazing.
- Electric heating.
- Extensive well maintained garden areas to front, side & rear.
- Outstanding views down the east coast & to Firth of Forth & Noth Sea.
- Two allocated parking spaces.
- Visitors parking.
- Communal square.



GENERAL DESCRIPTION

An attractive detached villa situated in an exclusive small development in the picturesque Cockburnspath in the Scottish Borders. The property would be ideal for a family looking for country style living yet within striking distance of amenities with its close proximity to the A1 making this an ideal commuter base.

COUNCIL TAX BAND F

TRAIN STATION:

APPROXIMATELY 9.3 MILES TO DUNBAR TRAIN STATION.

AIRPORT:

APPROXIMATELY 45.2 MILES TO EDINBURGH AIRPORT.

BUSES:

WITHIN 1.9 MILES.

LOCATION

Cockburnspath is a charming scenic village in Berwickshire in the Scottish Borders lying on the North Sea coast between Dunbar and Eyemouth. Residents benefit from a local village shop, garage, bowling club, and active village hall, whilst nearby Dunbar boasts a wide variety of leisure and retail amenities including a large ASDA supermarket along with independent retailers, welcoming cafés, and popular restaurants situated on its bustling high street. For leisure pursuits, the village is perfectly situated for scenic countryside walks and days spent on stunning beaches including those at Pease Bay, Coldingham Sands, and Dunbar which also has a picturesque harbour. It is a fantastic location for access to the St Abbs Head National Nature Reserve a haven for nature lovers and birdwatchers alike. The town houses a leisure centre with a swimming pool and gym and a golf club. There is a well-regarded local primary school and the property is within the catchment area for Eyemouth High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh. Dunbar Train Station offers a swift service to Edinburgh and Berwick. Edinburgh's City Centre is approximately a 50-minute drive via the A1.

EXTRAS:

ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN AND DISHWASHER . THE GARDEN SHED WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE.





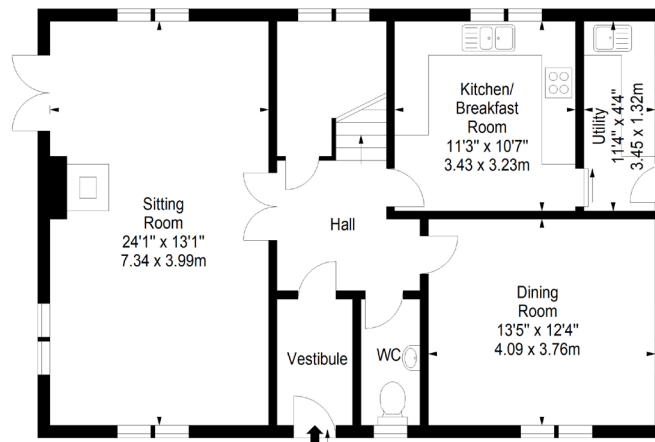
Hoprig Square,
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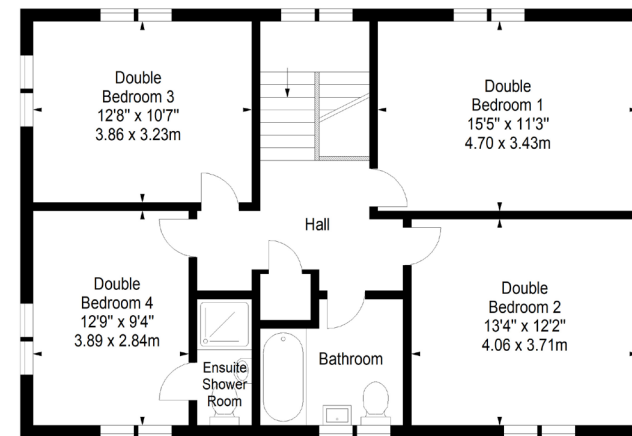
Approx. Gross Internal Area
1728 Sq Ft - 160.53 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING B



Ground Floor



First Floor



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.