

COULTERS[©]

2 THE SQUARE

COCKBURNSPATH, SCOTTISH BORDERS, TD13 5XX

 3 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

2 The Square is a charming and well-proportioned three-bedroom semi-detached house, quietly positioned in the heart of the village of Cockburnspath, on the East Lothian/Scottish Borders boundary.

The property enjoys a particularly peaceful setting, where the only soundtrack is birdsong, while remaining conveniently located for amenities in nearby Dunbar and offering excellent transport links to Edinburgh, Berwick-upon-Tweed, and the picturesque East Lothian coastline.

The house provides beautifully presented accommodation in excellent decorative order throughout.

KEY FEATURES



Semi-detached house, quietly positioned in the heart of the village.



Flexible, well-proportioned beautifully presented accommodation providing ample storage.



Three double bedrooms, bathroom and WC.



Private, low-maintenance garden.



Versatile garage currently used as a gym and designated parking space.



Convenient access to Dunbar and the East Lothian coastline.



EPC Rating - D



Council Tax Band - D



Externally, there is a private, easily maintained garden, a versatile garage currently used as a gym, and a designated parking space located just outside the property.

Internally, the accommodation comprises on the ground floor: a welcoming porch leading into the hallway with WC; a bright sitting room with stove and sliding barn doors opening into a dining room/study; double bedroom; a well-equipped kitchen/breakfast room fitted with a range of units and appliances and a door leading to the sun room. A carpeted staircase leads to the first floor where there are two well-proportioned double bedrooms and a bathroom.





THE LOCAL AREA

Cockburnspath is an attractive Borders village situated on the East Lothian/Berwickshire coast at the end of the Southern Upland Way. The village is within easy commuting distance of Edinburgh approximately 20 minutes by train from nearby Dunbar mainline railway station or 40 minutes by car. Berwick is 20 minutes drive by car. There is an excellent primary school in the village with secondary education at Duns, Dunbar and Eyemouth.

The village has a newsagent/general store/post office, a garage, a bowling club and an excellent village hall. A wider range of facilities are available in Dunbar approximately 8 miles away where there is an Asda, 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.

The spectacular Berwickshire coastline stretches south to the St Abbs nature reserve with wonderful beaches and excellent opportunities for walking and surfing.

EXTRAS

All fitted carpets, fitted floor coverings, light fittings are included in the sales price as are the extractor hood, hob, oven, dishwasher and washing machine in the kitchen. The fire surround and hearth are excluded and the gym equipment and mats are available by separate negotiation.

HOME REPORT VALUATION: £275,000

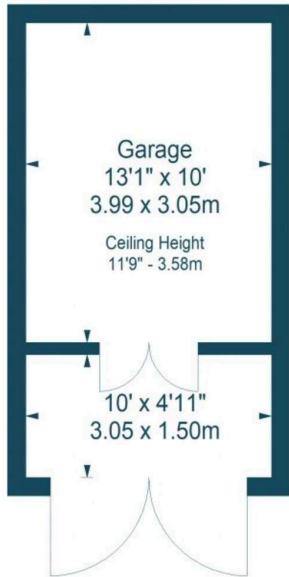


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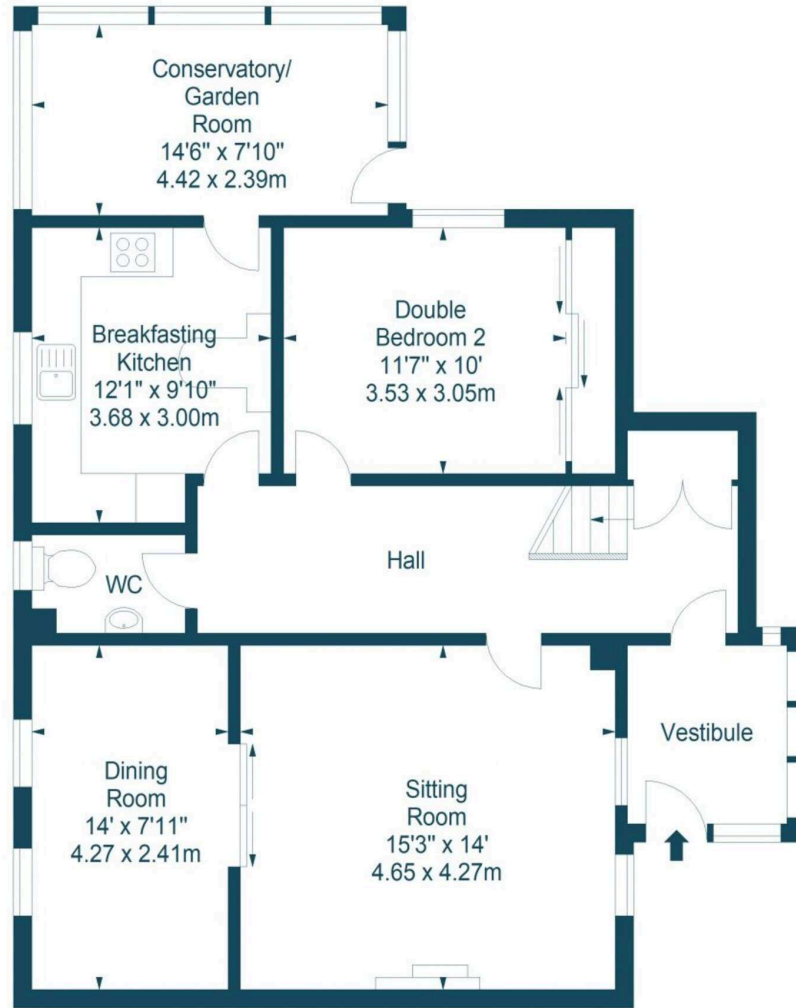


Approx. Gross Internal Area
1359 Sq Ft - 126.25 Sq M

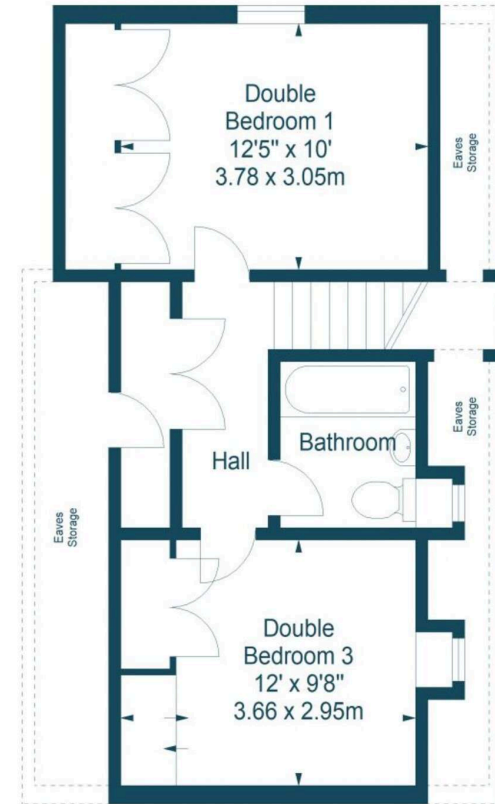
Garage
Approx. Gross Internal Area
185 Sq Ft - 17.19 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor

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www.coultersproperty.co.uk

0131 603 7333

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.