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13 CALLANDER PLACE

COCKBURNSPATH, SCOTTISH BORDERS, TD13 5XY

3 BED

2 BATH

2 PUBLIC



TAKE A LOOK INSIDE

Peacefully positioned in the charming village of Cockburnspath, on the East Lothian/Scottish Borders boundary, 13 Callander Place is a beautifully presented three-bedroom semi-detached home, ideally located within easy reach of local amenities and with excellent transport links to Dunbar, Edinburgh, Berwick and the stunning East Lothian coastline.

Thoughtfully extended, the property offers well-proportioned and versatile family accommodation in excellent order throughout. It is further enhanced by a mature wraparound garden enjoying lovely rural and sea views, along with the convenience of a private driveway.

KEY FEATURES



Attractive, well proportioned semi-detached house



Three double bedrooms



Delightful, well established private gardens



Driveway and ample on-street parking



Idyllic countryside setting within easy reach of local amenities



Versatile, modern family accommodation with sea views

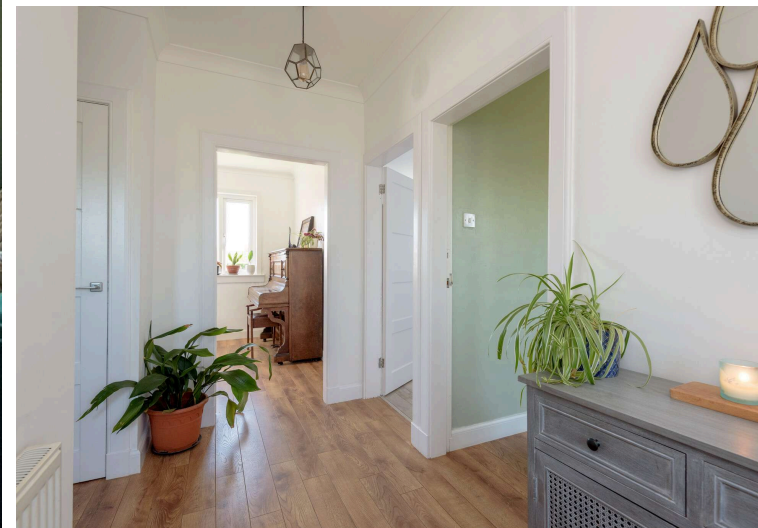


EPC Rating - D



Council Tax Band - B





The accommodation comprises a welcoming entrance hall leading to a bright dual-aspect sitting and dining room, featuring an electric stove as a focal point. The kitchen is fitted with a good range of units and appliances, with direct access to the garden. A separate family room, also with an electric stove, opens via French doors onto a decked terrace, creating an ideal space for relaxing or entertaining, and offering flexibility as an occasional fourth bedroom. The ground floor also includes a double bedroom with built-in wardrobes, a modern shower room, and a study with a staircase leading to the upper level.

Upstairs, there are two further well-proportioned double bedrooms, both enjoying lovely sea views, along with a bathroom and excellent eaves storage. The property benefits from oil-fired central heating and double glazing throughout.



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.

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. There is an excellent primary school in the village with secondary education at Duns, Dunbar and Eyemouth, and the nearby private schools, Belhaven Hill and Longridge Towers outside Berwick, both offer transport to and from the village.

Family attractions such as East Links Family Park, Fox Lake and outdoor pursuits at Dunbar and Winterfield Golf Clubs add to the appeal of the local area. The spectacular Berwickshire coastline stretches south to the St Abbs nature reserve with wonderful beaches and excellent opportunities for walking, surfing and diving enthusiasts.

EXTRAS

All fitted carpets, fitted floor coverings, blinds, light fittings, electric hob, oven, fridge/freezer, dishwasher, the electric stoves, garden shed, children's playhouse and swing set, and the bike shed are included in the sales price. The mirrors in the hall, sitting room, double bedroom 1 and shower room are not included in the sales price.

HOME REPORT VALUATION: £255,000

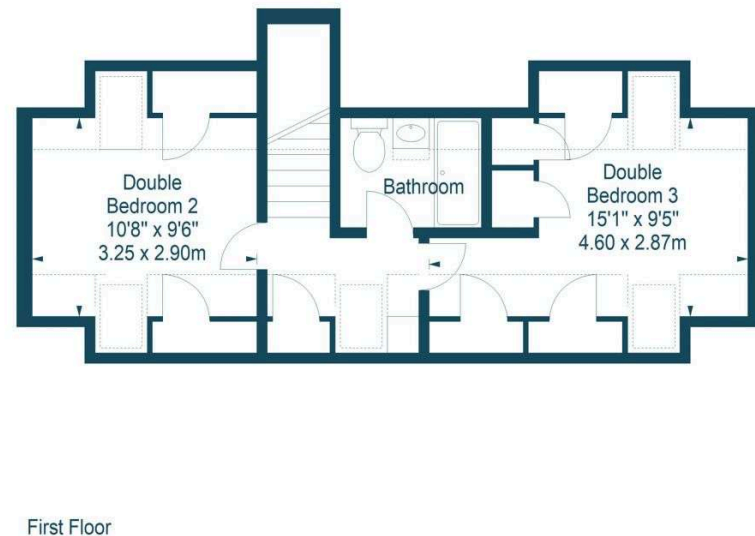
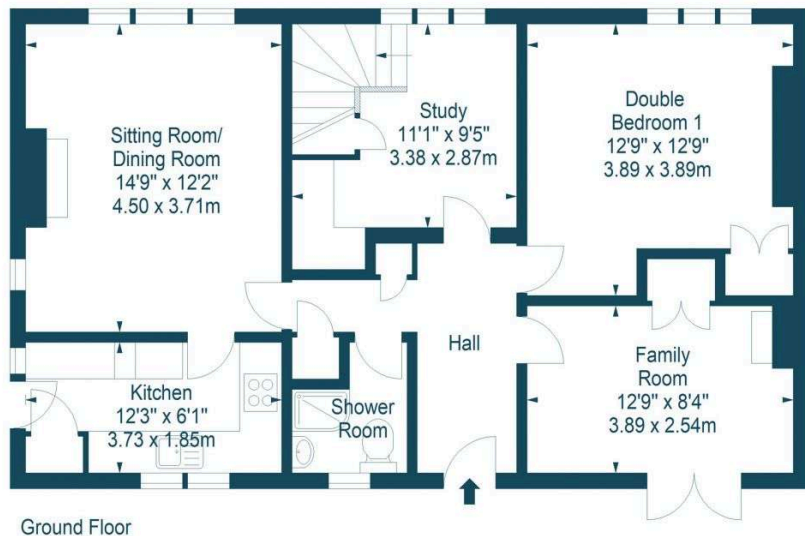




Callander Place,
Cockburnspath,
Scottish Borders, TD13 5XY



Approx. Gross Internal Area
1212 Sq Ft - 112.59 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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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.