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ESTATE AGENTS

15 Cowdrait, Burnmouth - TD14 5SW

Offers Over £215,000

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SALES | LETTINGS | RURAL



15 Cowdrait

Burnmouth, Eyemouth

15 Cowdrait is a charming coastal home enjoying sea views, off street parking and a low maintenance landscaped garden.

- Charming Coastal Property
- Stunning Sea Views
- Full of Character
- Off Street Parking
- Low Maintenance Garden
- Open Fire

Accommodation Comprises

Ground Floor – Entrance Hallway, Sitting Room, Kitchen, Family Bathroom.

First Floor – Landing, Three Bedrooms (One of which is Configured as a Dressing Room).

Garden & Grounds – Rear Terraced Garden, Patio, Off-Street Parking.



Property Description

15 Cowdrait is a three-bedroom home set in the picturesque fishing hamlet of Lower Burnmouth, situated between Eyemouth and Berwick-upon-Tweed. Offering a peaceful setting with sea views, easy access to local amenities and transport links, this home combines comfortable living with character and practical spaces both inside and out.

On the ground floor the home offers a welcoming sitting room complete with an open fire, creating a cosy focal point. The bright kitchen enjoys direct access to the garden, perfect for indoor-outdoor living. The family bathroom is situated to the rear, fitted with both a bathtub and separate shower. A useful under-stair storage cupboard completes the ground floor.

Upstairs, the accommodation is accessed via the attractive wooden staircase with a classic runner. The principal bedroom benefits from open sea views and a storage cupboard. There are two further bedrooms, one of which currently set up as a dressing room with fitted storage, offering flexibility to suit different needs.

Above the landing, an original fitted ladder provides access to the attic. Historically used by fishermen to store their nets, the attic is easily accessible and features attractive original floorboards, offering useful additional storage space.

Outside, the terraced rear garden is designed for low-maintenance living, featuring a patio area at the bottom with mature plants and shrubs above. To the front, the property benefits from off-street parking.

Distances

Berwick upon Tweed Train Station 6 Miles, Reston Train Station 6 Miles, Eyemouth 3 Miles, Coldingham 5.5 Miles, Edinburgh 51 miles, Newcastle upon Tyne 70 miles.

London Kings Cross station is around 3 hours 45 minutes by train from Berwick-upon-Tweed and Edinburgh airport is a 75-minute drive. (all distances and times are approximate).





General Remarks

What3Words

<https://w3w.co/spared.include.vessel>

Tenure

Freehold

Council Tax

Band B

Energy Efficiency Rating

Rated E (50)

Local Authority

Scottish Borders Council

Services

Mains electricity, water, drainage, open fire with back boiler. Fibre broadband services available.

Fixtures and Fittings

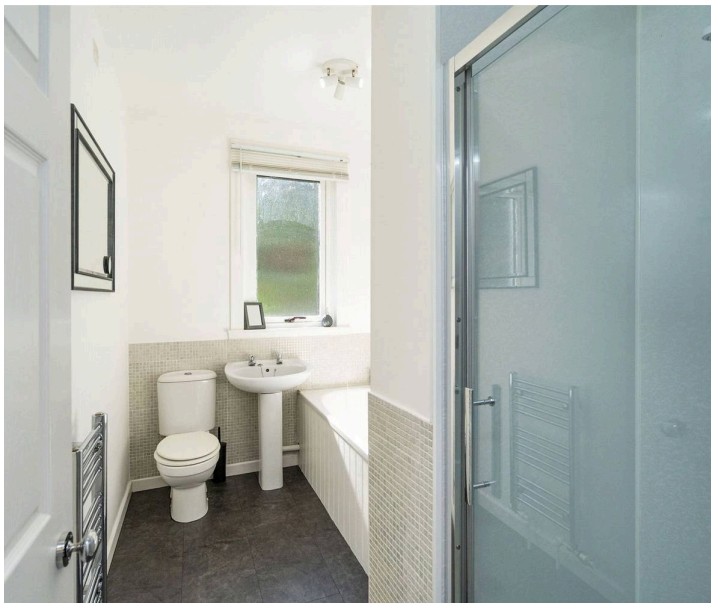
All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

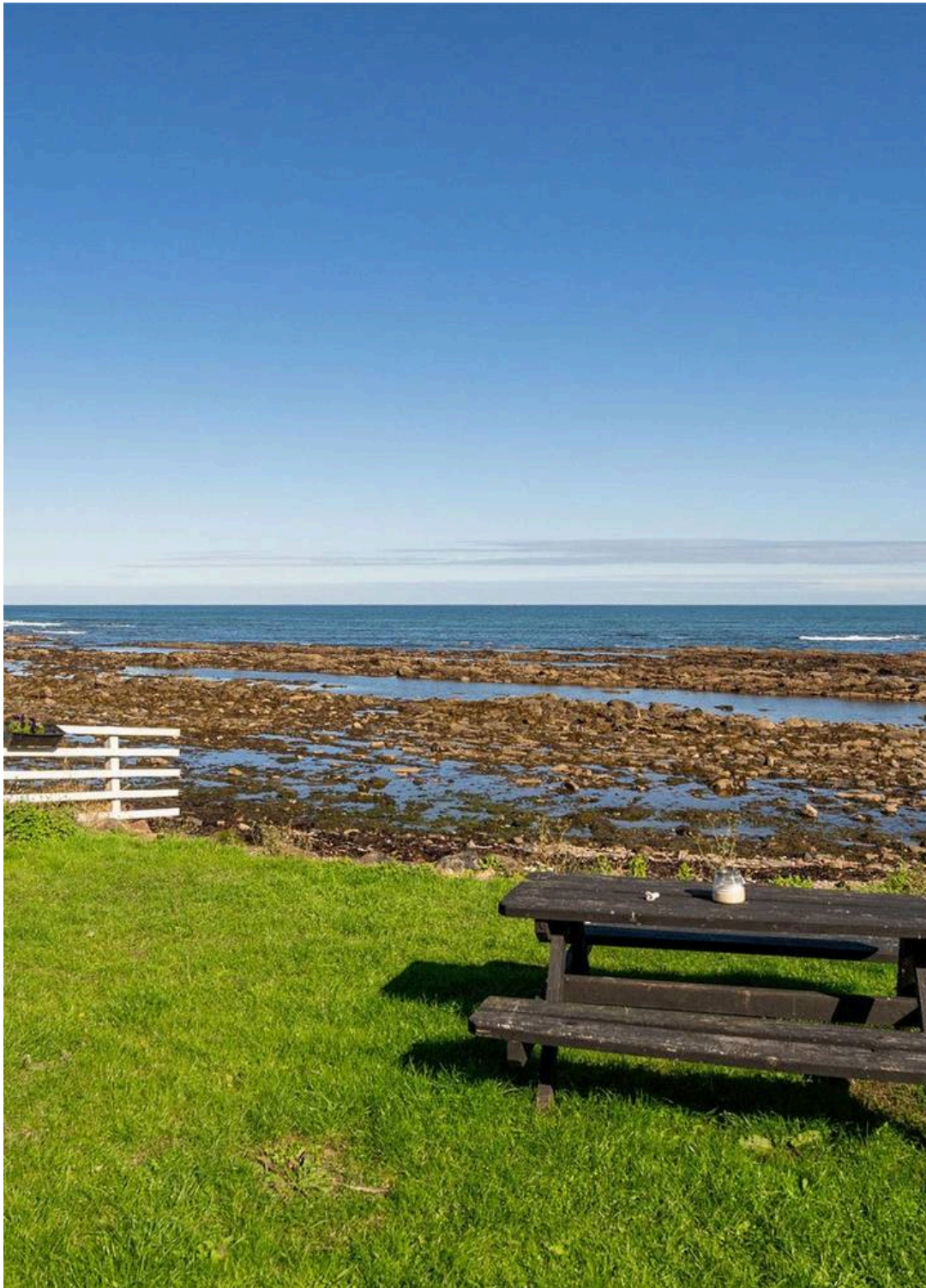
15 Cowdrait is not listed nor does it lie within a conservation area.

Agent's Note

Please be advised that there is a right of access across the garden for the benefit of the neighbouring mid-terrace property.







Area Insights

Lower Burnmouth is a fishing hamlet and working harbour which enjoys a fabulous and unique location on the east coast of the Scottish Borders in Berwickshire.

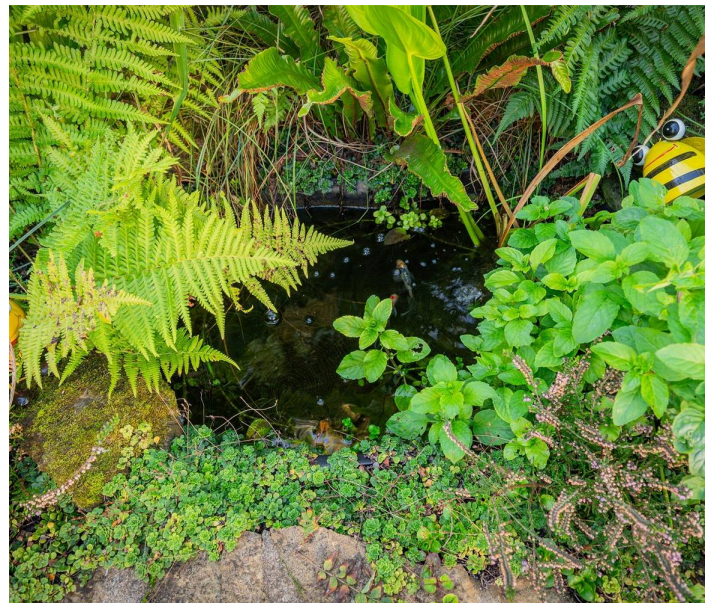
The area is known locally for its abundance of natural beauty, wildlife and interesting geological formations, and forms part of the Burnmouth Coast SSSI. The Bay often sees dolphins and seals playing off the coast and when the tide is out there are many rock pooling and exploring opportunities along the shoreline.

The countryside surrounding Burnmouth is also particularly beautiful, with the historic and vibrant village of Coldingham only a few miles up the road, famous for its 15th century Priory.

The general area around Burnmouth is well catered for with Eyemouth offering some excellent local conveniences including a Co-op, local shops, restaurants and public houses together with well-regarded local primary and secondary schooling. Further schooling is nearby with Belhaven Hill School in Dunbar and Longridge Towers School near Berwick, both very well thought of public schools in the area.

About 6 miles to the south is the historic market town of Berwick-upon-Tweed which is famous for its stunning architecture and is well serviced with independent and national shops and supermarkets. Berwick also has a selection of leisure and sports clubs, banks, public houses, cafes, restaurants and The Maltings theatre and cinema which offers daily shows and movies.

There is a main line railway station which has regular trains to both Edinburgh, Newcastle and London, both Edinburgh and Newcastle are sub one hour travel time and London in circa 3 hours 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access both north and south respectively.



Useful Links

Coldingham Sands -

<https://www.visitscotland.com/info/towns-villages/coldingham-bay-p315511>

St Abbs Head - <https://www.nts.org.uk/visit/places/st-abbs-head>

Reston Station -

<https://scotlandsrailway.com/projects/reston-station>

Longridge Towers School - <https://lts.org.uk>

Eyemouth High School - <https://www.eyemouthhigh.org.uk>

Belhaven Hill School - <https://www.belhavenhill.com>

Eyemouth Swimming Pool -

<https://www.liveborders.org.uk/health/swimming/swimming-pools/eyemouth-leisure-centre>

Herring Queen Festival - <https://www.ehq.org.uk/about-festival>

Eyemouth Medical Practice -

<https://www.eyemouthmedicalpractice.co.uk>

Giacopazzi's Ice Cream - <https://www.giacopazzis.co.uk>

The Maltings - <https://www.maltingsberwick.co.uk/?FromMobile=1>

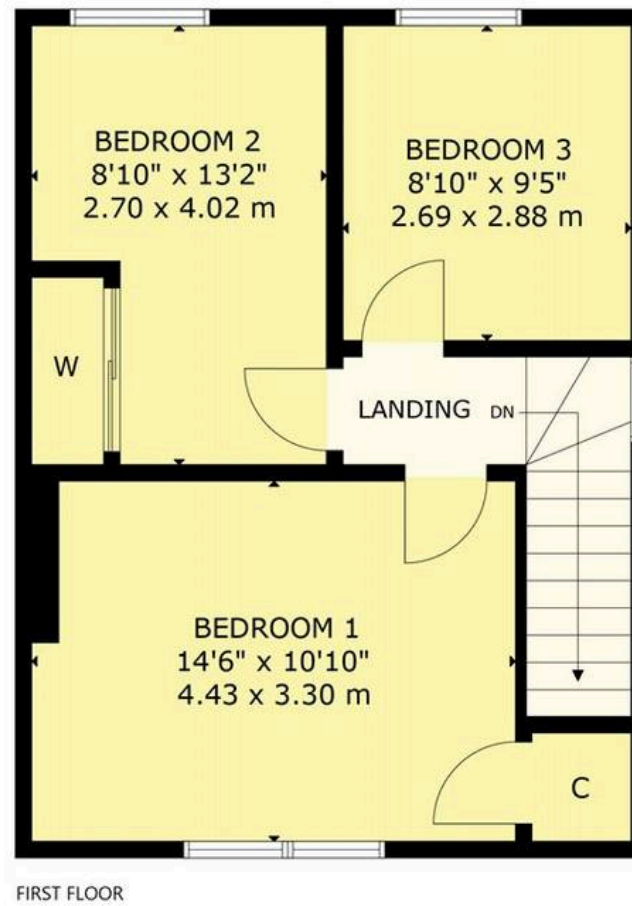
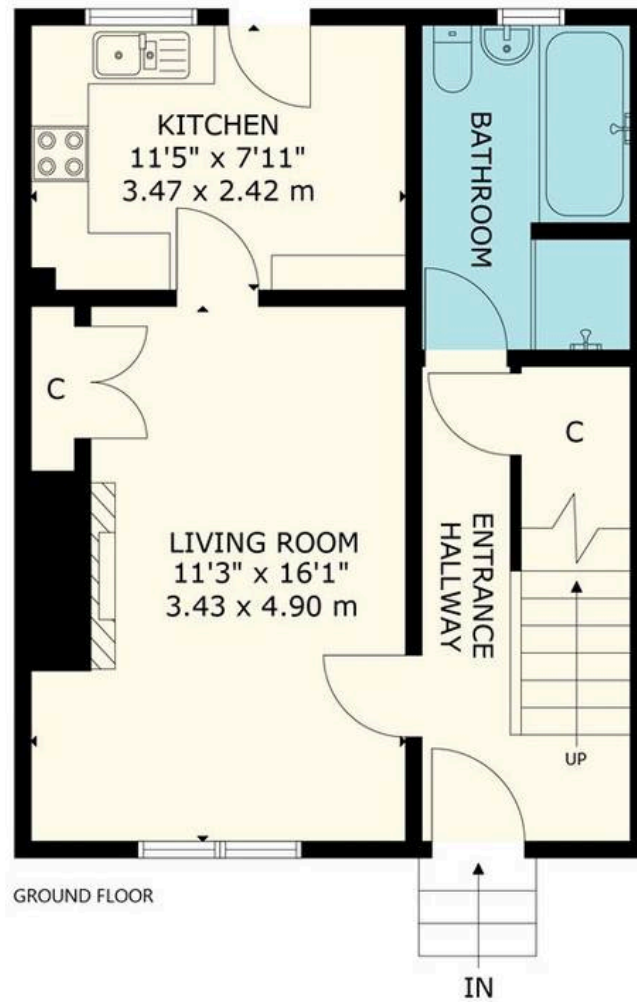
Berwick Castle - <https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

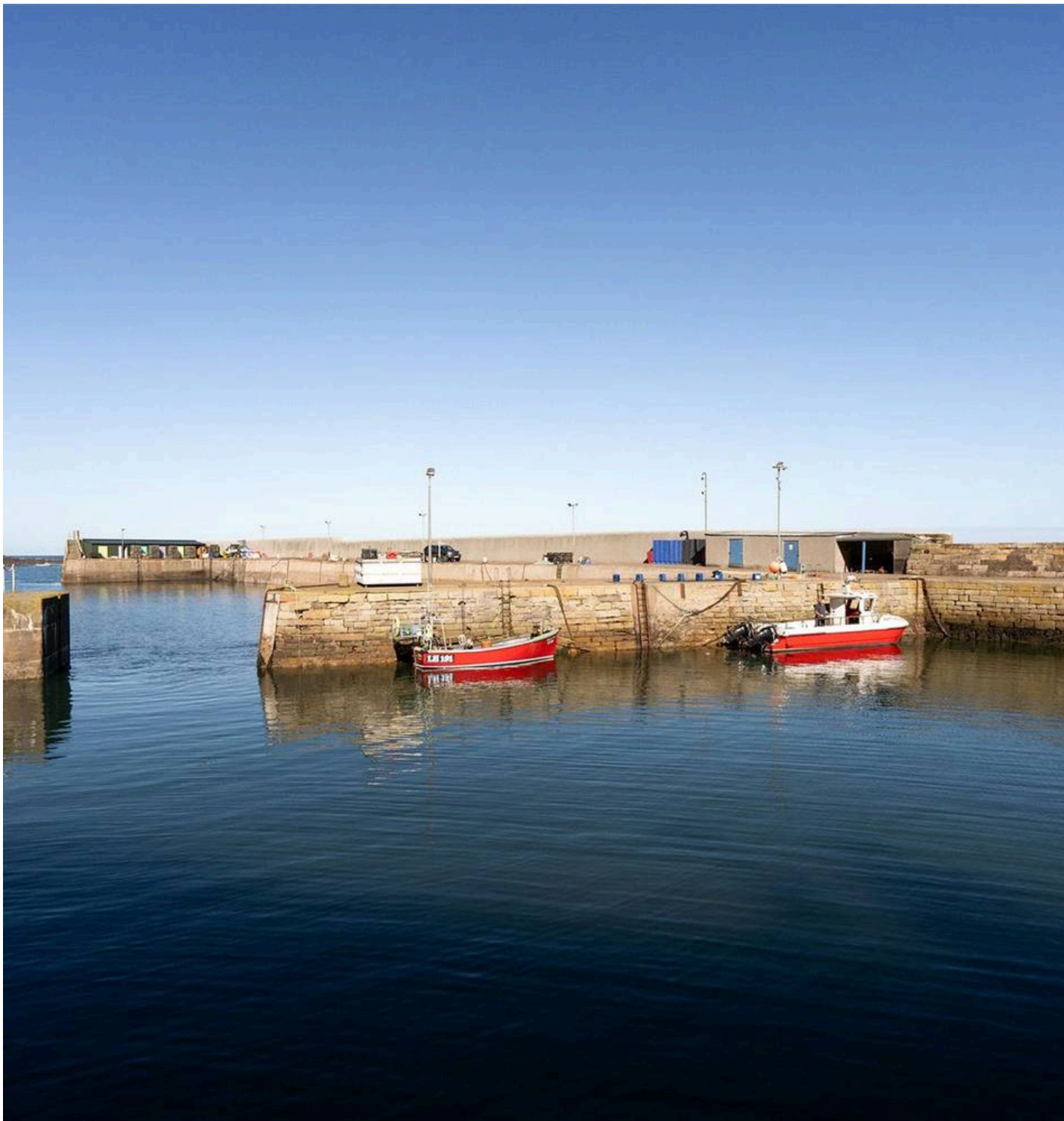
Berwick Food & Beer Festival -

<https://www.berwickfoodandbeerfestival.co.uk/>





15 COWDRAIT, TD14 5SW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 884 SQ FT / 82 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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