



GARDEN STIRLING BURNET

8 TOLL VIEW, COCKBURNSPATH
SCOTTISH BORDERS TD13 5XR



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Enjoying a peaceful edge-of-village position in Cockburnspath, this well-presented two-bedroom end-terraced house is framed by open countryside and far-reaching hill views. The appealing home offers bright, practical accommodation suited to first-time buyers, downsizers, couples, or small families, with tasteful neutral interiors forming an easy, move-in-ready backdrop. Further highlights include a private driveway, gardens to the front and rear, and a substantial detached shed/workshop. Village amenities, scenic walking routes, the Berwickshire coast, and connections via the A1 are all within convenient reach, balancing everyday convenience with a distinctly rural outlook.

The entrance hall provides useful built-in storage and leads into a bright, full-depth living and dining room. Dual-aspect glazing fills the space with natural light, with French doors opening directly onto the rear garden, while warm wood-style flooring, recessed lighting, and a freestanding wood-burning stove create an inviting setting for everyday relaxation and entertaining. The separate kitchen pairs wood-effect cabinets and dark worktops with green metro-tiled splashbacks, while a back door provides another point of garden access.

FEATURES

- Well-presented two-bedroom end-terraced home
- Peaceful edge-of-village setting in Cockburnspath
- Far-reaching countryside and hill views
- Dual-aspect, full-depth living and dining room
- Contemporary fitted kitchen
- Two double bedrooms with fitted storage
- Bathroom with a shower-over-bath
- Gas central heating and double glazing
- Enclosed southeast-facing garden with deck and lawn
- Substantial detached shed/workshop
- Private driveway and lawned front garden





Upstairs, the landing leads to two comfortable double bedrooms, both finished with soft carpeting and useful fitted storage. The larger principal bedroom offers excellent floor space, while the rear bedroom enjoys uninterrupted views across neighbouring fields towards the surrounding hills. Completing the first floor is a naturally lit bathroom, equipped with a shower-over-bath and contemporary grey wall panelling. The property also benefits from double glazing and gas central heating, which help to ensure warmth and energy efficiency. Outside, the enclosed southeast-facing rear garden provides a sunny and manageable retreat, combining a lawn with a timber deck and raised planting beds. Gated side access leads to a detached shed/workshop, offering outstanding storage or hobby space. To the front, a lawned garden accompanies the private driveway. Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Integrated appliances include oven, hob & extractor. Freestanding appliances include fridge/freezer and washing machine.







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

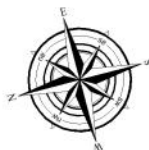
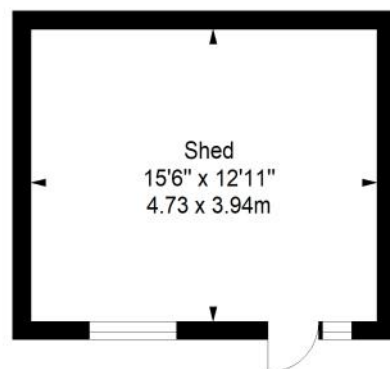
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

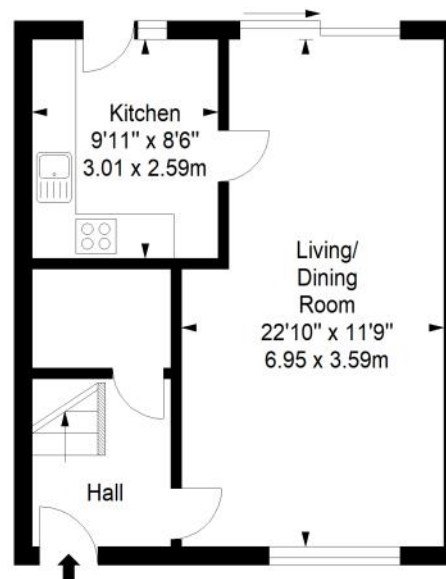
Shed

Approx. 18.6 sq. metres (200.2 sq. feet)



Ground Floor

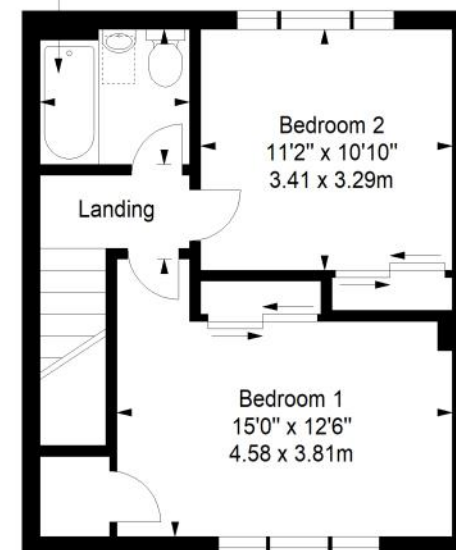
Approx. 39.3 sq. metres (423.0 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)

Bathroom
 6'9" x 6'2"
 2.07 x 1.88m



Total area: approx. 78.6 sq. metres (846.0 sq. feet)