



4 Crofts Acres

Cockburnspath, TD13 5YD



3



2



2



87sqm

EPC

E

AS Anderson
Strathern

4 Crofts Acres

Cockburnspath, TD13 5YD

4 Crofts Acres is a well-proportioned semi-detached house offering flexible family-sized accommodation across two levels extending to approximately 87sqm, with the added benefit of private garden ground to the front, side, and rear.

The front door opens into a practical entrance hall with a ground floor WC conveniently located off it. To the rear sits a generous sitting room, finished with laminate flooring and centred around a multi-fuel stove, creating a comfortable main living space with a pleasant outlook over the garden. Glazed doors connect through to the conservatory, a bright and versatile additional room that works equally well as a relaxing seating area, hobby space, or garden room. The kitchen is fitted with a range of contemporary wall and base units, integrated cooking appliances, and space for informal dining, making it well suited to everyday use. A useful store is also located off the ground floor and is accessible from outside, perfect for storing garden tools.

Upstairs comprises three bedrooms, all of comfortable proportions. One bedroom benefits from built-in mirrored wardrobes, while the remaining rooms offer flexibility for use as bedrooms, a home office, or guest accommodation depending on requirements. A modern shower room completes the upper level, fitted with a white suite and fully tiled finishes.

Externally, the property is complemented by generous wraparound garden ground extending to the front, side, and southeast-facing rear of the house. The gardens are laid mainly to lawn and enhanced by established planting, a sheltered seating area, and a range of outbuildings including a masonry store, greenhouse, and shed. Together, the outdoor spaces offer a pleasing sense of openness and privacy, with clear scope for further landscaping or personalisation.

Further benefits include electric-fired central heating, double glazing, and a fully insulated attic for storage.

Unrestricted on-street parking is available nearby, and the overall setting offers a straightforward balance of indoor and outdoor space suited to a wide range of buyers.

Property features

- Semi-detached house
- Family home
- Generous gardens
- Separate kitchen
- Downstairs WC
- Garden store
- Masonry store, greenhouse, and shed
- Electric-fired central heating
- Double glazing
- Unrestricted on-street parking



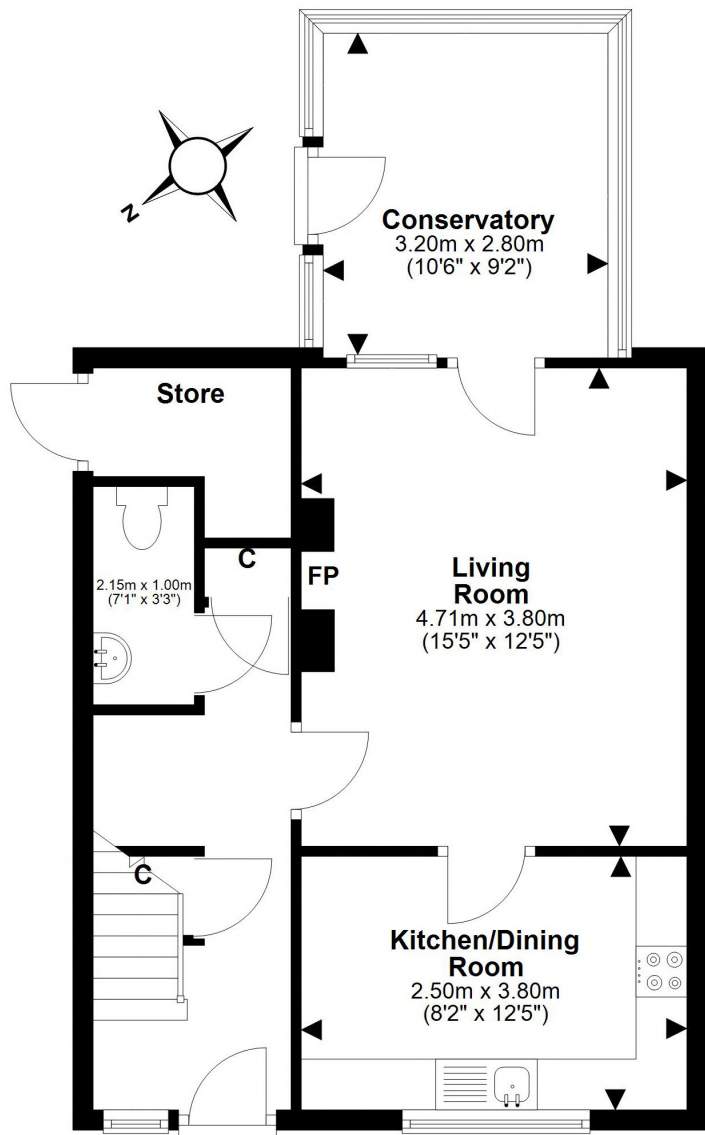




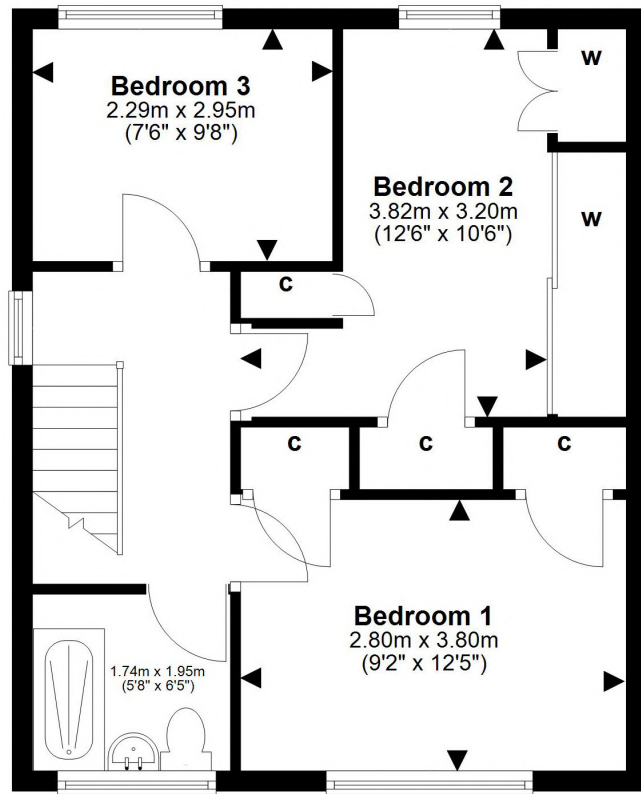


Location

Cockburnspath is a charming Borders village set close to the spectacular East Lothian and Berwickshire coastline, at the eastern end of the Southern Upland Way. Offering a peaceful rural lifestyle with a strong sense of community, the village benefits from a primary school, village hall, bowling club, garage and a well-stocked local shop with Post Office services. Outdoor enthusiasts are well catered for, with coastal walking, surfing and sandy beaches such as Pease Bay and Cove all nearby. The A1 provides excellent commuting links to Edinburgh and Berwick-upon-Tweed, while regular rail services are available from nearby Dunbar. Dunbar also offers wider shopping, dining, leisure facilities and highly regarded secondary schooling, making it ideal for families and those seeking village living.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems, or services.

Council Tax band B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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