



1 The Orchard

COCKBURNSPATH, TD13 5YG

Property
PARIS STEELE

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PROPERTY DESCRIPTION

With five bedrooms, a carefully considered layout and tasteful decor, this light filled and rarely available five-bedroom detached home promises a wonderful lifestyle in peaceful Cockburnspath.

A neatly kept southwest facing lawn interspersed with trees and boasting scenic open views borders the driveway, leading to the covered porch and into an inviting and spacious hallway. From here a generously proportioned sitting room awaits. With sliding doors to the rear garden, carpeting, and a log burning stove, this triple aspect space exudes a relaxed ambience perfect for socialising and unwinding.

Similarly appealing, the bright dining kitchen with tasteful decor, this light filled and rarely available five-bedroom detached home promises a wonderful lifestyle in peaceful Cockburnspath. Wood inspired flooring and a neutral colour palette are the perfect backdrop to the modern kitchen with cream wall and floor units, complementary worktops and integrated appliances that include an eye level grill, oven and hob. A practical utility offers additional storage. The ground floor is completed by two sizeable double bedrooms including one with an en suite shower room and another that could make a peaceful study.





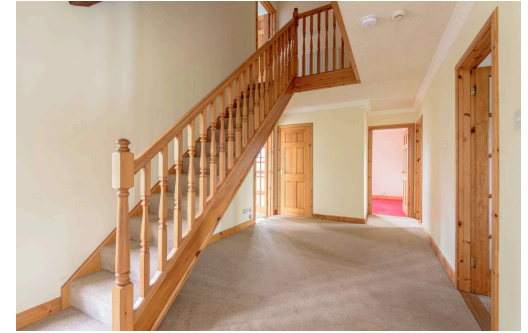
A carpeted staircase with oak banister ascends to the first floor where three further double bedrooms including the southwest facing principal with an ensuite offer a comfortable retreat. Each benefit from built in wardrobes. A sleek family bathroom with a WC, shower enclosure, bath and washbasin round off the layout of this impressive home.

Externally the enclosed rear garden blends lawn and paving to create a tranquil escape for friends and family to enjoy.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, integrated eye-level oven and grill, hob and extractor fan will be included in the sale. The log-store and garden shed will also be included.



PROPERTY FEATURES

- ❑ Five bedroom detached home
- ❑ Triple aspect sitting room opening to garden
- ❑ Utility
- ❑ Five double bedrooms, two with en-suite
- ❑ Family bathroom
- ❑ Front and rear gardens
- ❑ Shared driveway
- ❑ Double glazing
- ❑ LPG Heating
- ❑ EPC - D
- ❑ Council tax band - F
- ❑ Tenure - Freehold

COCKBURNSPATH

Cockburnspath is a charming scenic village in Berwickshire lying on the North Sea coast between Dunbar and Eyemouth. Residents benefit from a local village shop, post office, garage, bowling club, and active village hall, whilst nearby Dunbar boasts a wide variety of leisure and retail amenities including a large ASDA supermarket along with independent retailers, welcoming cafes, and popular restaurants situated on its bustling high street.

For leisure pursuits, the village is perfectly situated for scenic countryside walks and days spent on stunning beaches including those at Pease Bay, Coldingham Sands, and Dunbar which also has a picturesque harbour. It is a great location for access to the St Abbs Head National Nature Reserve a haven for nature lovers and birdwatchers alike.

The town houses a leisure centre with a swimming pool and gym; a golf club; Foxlake Adventures, an award-winning outdoor activity destination and East Links Family Park.

There is a well-regarded local primary school, and the property is within the catchment area for Eyemouth High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

Dunbar Train Station offers a swift service to Edinburgh and Berwick. Edinburgh's City Centre is approximately a 50-minute drive via the A1.

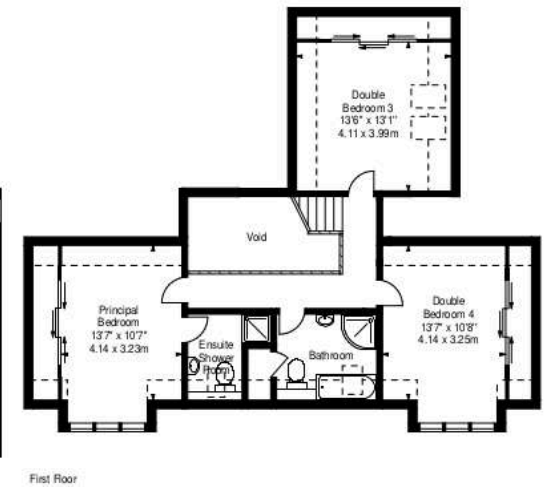
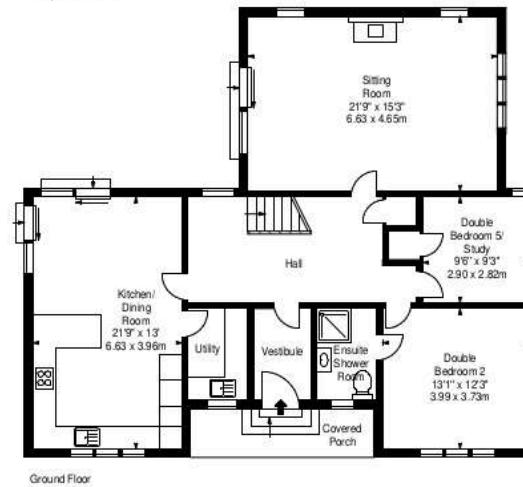




**The Orchard,
Cockburnspath,
Scottish Borders, TD13 5YG**

SquareFoot

Approx. Gross Internal Area
2120 Sq Ft ~ 196.95 Sq M
For identification only. Not to scale.
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Please Note:

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2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
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