



8 Hoprig Park

COCKBURNSPATH, TD13 5YY

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Presented in excellent condition and enjoying generous proportions, an abundance of natural light and well-presented interiors, this three-bedroom bungalow set in private gardens with off-street parking promises a comfortable lifestyle in the village of Cockburnspath.

Nestled behind ornamental mature hedging and approached via a driveway and garage bordering a south-east-facing manicured lawn, a covered porch welcomes you into an inviting hallway. To your left, French doors open into a light-filled south-east-facing sitting room boasting a tasteful decor including handsome wooden flooring, a calm colour palette and focal log-burning stove.

Enjoying a spacious layout and patio doors opening to the front garden it is a warm and inviting place to relax.

At the rear, the expansive dining kitchen leading to the garden has been carefully considered and is at the heart of the home. Oak-effect wall and floor units are complemented by quartz-effect worktops and a tiled splashback. Integrated appliances include an oven, hob, and extractor hood whilst the adjacent utility provides further storage along with access to a WC, the garage, and the garden.



The principal double bedroom with its built-in wardrobes, carpeting and peaceful garden outlook is an appealing retreat. It and the two additional bright double bedrooms, each with built-in wardrobes, share access to an impressive bathroom with a shower enclosure, corner bath, WC, and washbasin all set against mosaic tiling.

Externally, the rear garden is mainly laid to lawn making it a peaceful retreat. The driveway and garage provide excellent off-street parking.



FIXTURES & FITTINGS

All fitted floor coverings, curtains and fitted blinds, integrated oven, hob and extractor hood will be included in the sale. The tumble dryer and freezer may be available if required - but this cannot be guaranteed.



PROPERTY FEATURES

- Three-bedroom bungalow
- Spacious south-east-facing sitting room
- Generously proportioned dining kitchen
- Utility
- Three bedrooms
- Family bathroom and WC
- Front and rear gardens
- Driveway and integral garage
- Double glazing
- Oil fired central heating
- EPC - D
- Council tax band - E
- 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, 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 cafés, 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 and a golf club. 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.





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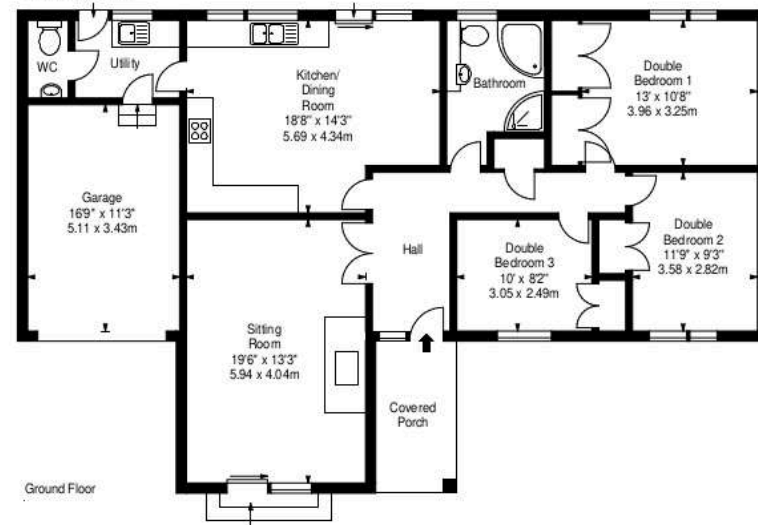
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Hoprig Park,
Cockburnspath,
Scottish Borders, TD13 5YY



Approx. Gross Internal Area
1391 Sq Ft - 129.22 Sq M
(Including Garage)
For identification only. Not to scale.
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
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.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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