

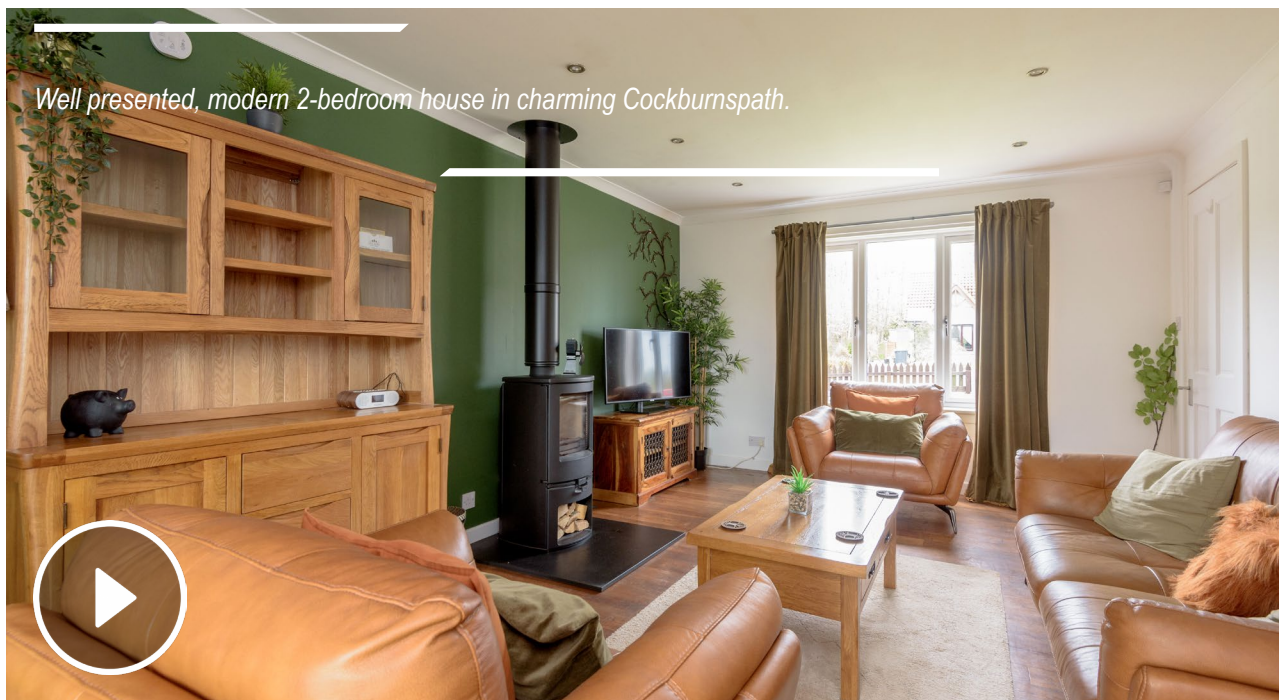


8 Toll View

COCKBURNSPATH, SCOTTISH BORDERS, TD13 5XR

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Occupying a large cul-de-sac corner plot this two-bedroom home with captivating countryside views and a desirable east-west facing orientation is presented in turn-key condition and will make a wonderful home for a first-time buyer or couple. A partially fenced west-facing front garden bordering the driveway guides you to the front door and into a welcoming hallway. From here you move through into the impressive dual-aspect sitting/dining room. Spanning the length of the home and with French doors opening out into the rear garden it provides a delightful setting in which to enjoy family life as well as entertain. The sophisticated interior design including handsome wooden flooring, a statement accent wall and a cosy log-burning stove creates a warm ambience. Adjoining and offering access to the rear garden is a bright modern L-shaped kitchen showcasing oak-effect wall and floor units, smooth black worktops, and a green metro-tiled splashback. Integrated appliances include an extractor hood, induction hob, an oven, and fridge/freezer. Carpeted stairs take you to the light and airy first floor and two generously proportioned double bedrooms. Flooded with natural light, and adorned with built-in mirrored

wardrobes, and a calm colour palette, they provide tranquil retreats, with the larger of the two boasting a scenic outlook. They share access to a stylish monochrome bathroom complete with a bath with a wall-mounted shower, WC, and washbasin. Externally, the well-kept east-facing rear garden boasts a breathtaking open aspect of the surrounding countryside and with a combination of lawn, decking, and paving is an idyllic retreat. Its appeal is further enhanced by a sizeable kennel. As well as the driveway there is ample on-street parking.

FIXTURES & FITTINGS

All floor coverings, light fixtures, curtains and curtain poles and the integrated oven will be included in the sale. The bathroom cabinet will also be included. The fridge-freezer and washing machine can be available subject to separate negotiation.



PROPERTY FEATURES

- ✧ Two-bedroom end-terrace home
- ✧ Dual-aspect sitting-dining room
- ✧ Well-equipped kitchen
- ✧ Two double bedrooms
- ✧ Family bathroom
- ✧ East and west-facing front and rear gardens
- ✧ Driveway
- ✧ Double Glazing
- ✧ Electric Heating and Wood-burning Stove
- ✧ EPC - D
- ✧ Council tax band - C

COCKBURNSPATH

Cockburnspath is a charming scenic village lying between Dunbar and Eyemouth. Residents benefit from a local village shop whilst nearby Dunbar boasts a wide variety of leisure and retail amenities including a large supermarket along with independent retailers situated on its bustling high street.

For leisure pursuits, the village is perfectly situated for countryside walks and days spent on nearby beaches including those at Pease Bay and Dunbar which also has a picturesque harbour. The town houses a popular 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.



**Toll View,
Cockburnspath,
Scottish Borders, TD13 5XR**



Approx. Gross Internal Area
912 Sq Ft - 84.72 Sq M
Kennel
Approx. Gross Internal Area
201 Sq Ft - 18.67 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

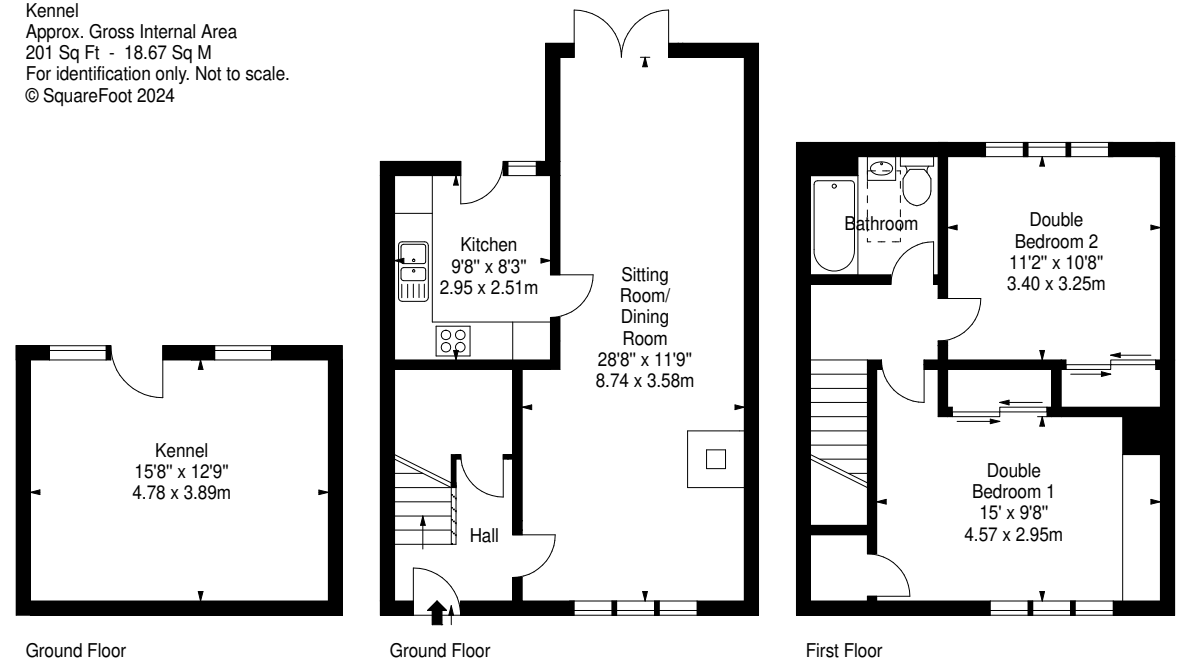
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from 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.