



3 The Square

Cockburnspath, TD13 5XX



4 bed

1 public

1 bath



This Quirky And Charming Townhouse Has Been Fully Modernised To Create A Truly Unique Property, Perfect As A Primary Home Or Weekend Bolthole

Entrance Hall, Home Office/Bedroom Four, Open Plan Lounge/Dining/Kitchen, Utility Room, Three Double Bedrooms And Bathroom.



Set in the heart of this charming village, 3 The Square is a truly deceptive townhouse with accommodation spanning over two floors. This quirky property has been fully modernised and upgraded by the current owners to create what is a now a unique and characterful contemporary home with the interior akin to a lofty penthouse apartment. The layout is flexible with the option of up to four bedrooms and great provision for working from home. The rear courtyard has been enhanced to make the very best use of available space with this sheltered sun trap area perfect for those in search of some outside space with minimal maintenance. The location offers easy access to both the surrounding countryside and the rugged east coast and this winning combination make this property a great choice as a primary residence. There are great transport links to Edinburgh for those who commute whilst the low maintenance nature of 3 The Square also make it a great prospect as a weekend bolthole or commercial holiday let.

LOCATION

This charming village lies within Eastern Berwickshire, close to the East Lothian border, with easy access to the coast and local attractions at Coldingham, St Abbs and Dunbar. The A1 trunk road lies within easy reach and offers excellent road links North and South. The village itself has a primary school and village convenience shop whilst the larger nearby town of Dunbar is only a short drive. With a picturesque beach and working harbour, Dunbar also boasts a bustling High Street, large supermarket and popular garden centre. There is a good selection of sporting and recreational activities in the area and the local schools all have an excellent reputation. Dunbar train station offers regular connections into Edinburgh and down to Berwick..

HIGHLIGHTS

- Fully renovated
- Tasteful and contemporary interior
- Options for home working
- Open plan living spaces
- Low maintenance courtyard garden
- Great commuter home
- Potential as a holiday let/weekend bolthole

ACCOMMODATION SUMMARY

Entrance Hall, Home Office/Bedroom Four, Open Plan Lounge/Dining/ Kitchen, Utility Room, Three Double Bedrooms and Bathroom.

ACCOMMODATION

The ground floor of the property hosts a spacious room which offers a perfect, peaceful environment for those who work from home. Also currently utilised as a home gym, this room could easily provide a fourth bedroom if preferred with useful store cupboard off.

The upper floor is centered around the impressive open plan living space which has been beautifully presented with a lovely blend of old and new. The cosy lounge features an electric stove to one corner whilst the dining kitchen boasts a fantastic range of on trend coloured units with solid oak worktops incorporating a central dining island. With lots of natural light, the three large front facing dormer windows overlook the centre of the village with partial sea views in the distance. Next door to the kitchen is a very useful utility room with good additional storage and provision for appliances.

All three bedrooms are great size double rooms, one located to the front and two to the rear. Bedrooms one and two at the rear are

particularly bright rooms thanks to the large windows and velux. Over the hall from the main bedroom lies the particularly smart bathroom which has been tastefully upgraded and fitted with a four piece suite including a bath and separate corner shower cubicle. The hallway gives access to the sunny rear courtyard with steps leading down; this sheltered seating area requires very little on-going maintenance. There is plentiful parking to the front of the building with further vehicular access to the rear

SERVICES

Mains water, electricity and drainage. Electric heating. Largely double glazing with some windows having been fitted with triple glazing. Solar panels have been fitted to the front and rear roof elevations for water heating.

ENERGY EFFICIENCY

Rating D

COUNCIL TAX

Band B

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £TBC,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.