



Seaview, The Square

COCKBURNSPATH, SCOTTISH BORDERS, TD13 5XX

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Seaview is finished to an exceptional standard, with high-quality fixtures and fittings throughout. Situated in the heart of The Square, the property is within walking distance of a range of local amenities, including a community shop and post office. The village is surrounded by stunning countryside, making it an ideal location for those who enjoy outdoor pursuits such as walking and cycling.

On the ground floor, there is a bright and airy sitting room complete with a feature fireplace that links directly to the open-plan kitchen/dining area, this provides the perfect space for relaxation and entertainment. The modern, fully fitted kitchen is well equipped with excellent workspace and includes a large range cooker. The property also benefits from a large utility room with a butler's sink and toilet. To the front of the property is the formal dining room with lovely wooden floors and another feature fireplace. This room could equally provide a fourth guest bedroom if required. The conservatory/ Garden room is a handy space for enjoying views

over the garden or kicking off muddy boots after exploring the surrounding countryside. It links directly through to the south-westerly facing courtyard garden that provides a delightful low-maintenance space to enjoy the sun. There is the added bonus of a detached summerhouse, with solid stone walls, patio doors and a vaulted ceiling, this is the perfect overflow space for entertaining or escaping for some privacy in the garden.

The first floor of Seaview boasts three spacious double bedrooms, each with plenty of natural light and open views. The family bathroom completed the accommodation and has been thoughtfully designed with half panelled walls, free-standing bath, a separate shower and laminate flooring.

FIXTURES & FITTINGS

By negotiation or agreement with the owners.



PROPERTY FEATURES

- ✧ Prime village location
- ✧ Well presented
- ✧ Spacious sitting room
- ✧ Open plan kitchen/dining area
- ✧ Modern fitted kitchen
- ✧ Utility room with WC
- ✧ Formal dining room
- ✧ Garden room
- ✧ Three double bedrooms
- ✧ Family bathroom
- ✧ Southwest facing tiered courtyard garden
- ✧ Stone built summer house with vaulted roof
- ✧ Sash and casement windows
- ✧ Gas central heating
- ✧ EPC E
- ✧ Council tax band D

COCKBURNSPATH

Cockburnspath is a delightful village on the East coast of Scotland located 9 miles southeast of Dunbar. The village is ideally situated for walkers and surfers with its nearby sandy beach Pease Bay and local coastal walks on your doorstep. It is at the eastern extremity of the Southern Upland Way a long-distance footpath from the west to east coast of Scotland. There is a local primary school in the village while secondary schooling is found in either Dunbar or Eyemouth, there is also a village hall which forms the heart of the community.

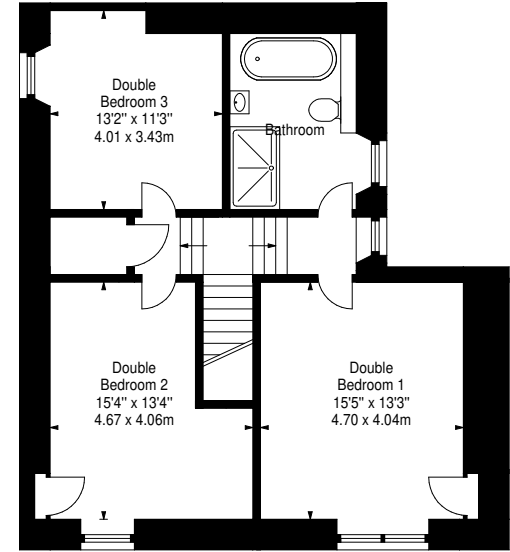
Dunbar itself is some thirty miles east of Edinburgh on the A1, it is renowned for its high sunshine record, its rugged coastline and attractive countryside. Dunbar has a vibrant high street with independent and artisan shops, restaurants and galleries and the convenience of a large supermarket on the outskirts. Cockburnspath has excellent transport links with the A1 close by making for a pleasant commute to Dunbar, Haddington and Edinburgh. The nearby train station at Dunbar is on the East Coast Main Line with regular services to Edinburgh, London and beyond.



**Seaview,
The Square,
Cockburnspath,
Scottish Borders, TD13 5XX**



Approx. Gross Internal Area
1615 Sq Ft - 150.03 Sq M
Summer House
Approx. Gross Internal Area
257 Sq Ft - 23.88 Sq M
For identification only. Not to scale.
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First Floor

PARIS STEELE

Thinking of selling your existing property?

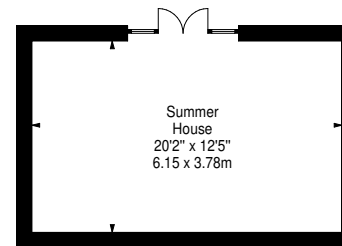
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- Extensive marketing on the leading property portals
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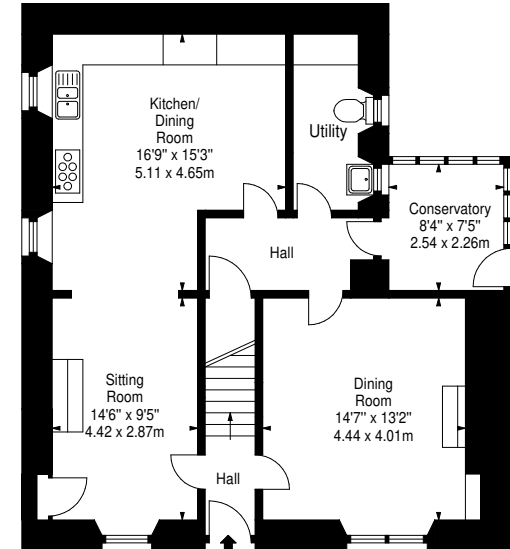
Let's talk

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Ground Floor



Ground Floor

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. 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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