



GARDEN STIRLING BURNET

SEAVIEW, WEST END
COVE, COCKBURNSPATH, TD13 5XD





A traditional terraced cottage offering an idyllic lifestyle in the picturesque village of Cove, which is nestled between open countryside and the dramatic Berwickshire coastline. The rarely available home is comprised of a living room, a kitchen, three double bedrooms, and a bathroom. Whilst the property requires complete refurbishment, it is brimming with possibilities and a lot of character – especially with its seafront setting and spectacular sea views. It provides the exciting opportunity to set the style and standards of the home to your own tastes and offers genuine potential to add value to the property. It is ideal for families and anyone looking to develop their dream forever home in a vibrant coastal village with a strong sense of community.

Inside the home, an entrance hall greets you, providing a built-in cupboard before leading right into the living room. This reception area is well-proportioned for lounge furniture, and is framed by a feature fireplace as well. With a modern makeover, it is easy to imagine this space as the heart of the home. Next door, the kitchen is fitted with base and wall-mounted cabinets and a worksurface area. Meanwhile, the ground floor is completed by a double bedroom with a decorative period fireplace.

FEATURES

- Traditional terraced cottage
- Countryside and coastal setting
- In the picturesque village of Cove
- Stunning views across the sea
- Entrance hall with storage
- Living room with feature fireplace
- Fitted kitchen
- Naturally-lit landing
- Three double bedrooms
- Three-piece bathroom
- Reserved residents' parking
- Electric heating and double glazing







From the hall, a staircase leads up to a naturally-lit landing and the two remaining double bedrooms. Both bedrooms boast elevated sea views and both feature wooden floorboards that can be primed or carpeted upon your preference. One has attic access, whilst the other has a feature fireplace. Set between the two bedrooms is a bright bathroom with a three-piece suite. The property has double-glazed windows throughout and electric heating.

A public carpark in the village comes with parking bays that are reserved specifically for residents.

Extras: to be sold as seen, including all fitted floor coverings and light fittings. (Please note, kitchen appliances are excluded in the sale).





COVE, SCOTTISH BORDERS

Surrounded by picturesque scenery, Cove is a peaceful fishing village located on the breath-taking Berwickshire coastline, with its dramatic seascapes, tranquil harbours, and white sandy beaches. It offers a relaxed coastal lifestyle and has a strong sense of community. Furthermore, the village is nestled amongst beautiful open countryside, providing a wealth of outdoor activities on your doorstep, such as the Southern Upland Walk and John Muir Way. Being by the sea, there are also lots of water sport activities to try as well, with many of the nearby bays proving popular with surfers and paddleboarders. Cove itself has a lovely beach and another stunning beach can be enjoyed at Pease Bay Leisure Park, which is less than 5 minutes by car. Open to the public, this leisure park is home to a bar, a restaurant, a shop, and a children's arcade. For further amenities, the nearby village of Cockburnspath is roughly 3 minutes by car. It provides a community-run store and a village hall (with a café) which hosts fun events like pop-up bars and quiz nights. In addition, Cockburnspath has allotments for keen gardeners, a primary school with an early-years centre, and a local bus service, with buses to take children to school, including Dunbar Grammar School and the independent Longridge Towers School – both of which are highly regarded. The town of Dunbar is just a 15-minute drive away, offering excellent shopping facilities, a state-of-the-art fitness centre, tennis courts and two golf courses. It has a train station too, connecting you to Edinburgh and Berwick in just 20 minutes. Set close to the A1, the village of Cove also provides easy access to the commuter network.







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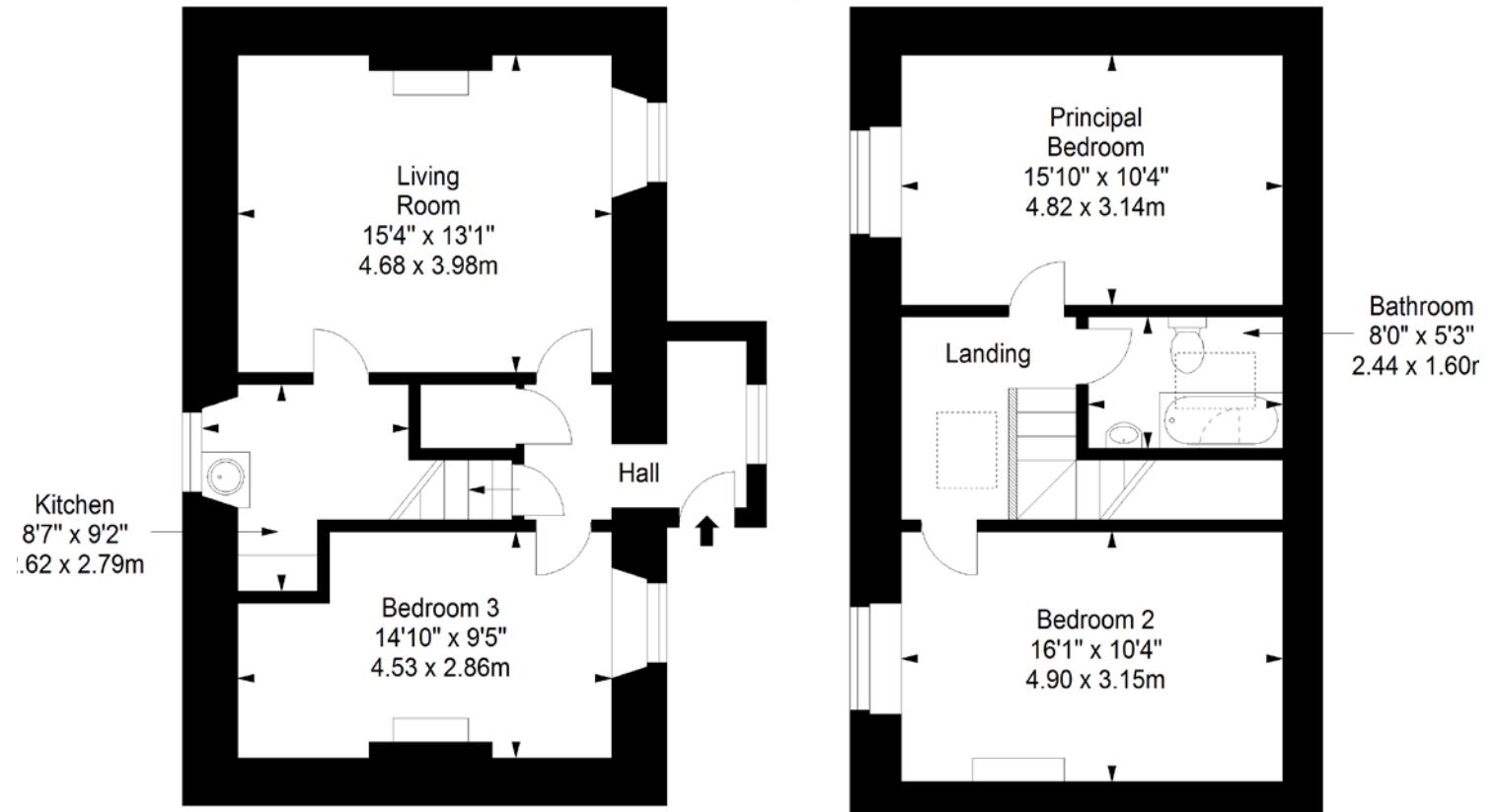
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 46.6 sq. metres (501.6 sq. feet)



First Floor
Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 90.8 sq. metres (977.4 sq. feet)