



GARDEN STIRLING BURNET

1 THE SQUARE

COCKBURNSPATH, SCOTTISH BORDERS, TD13 5XX



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SUMMARY

This semi-detached house is situated in the peaceful Scottish Borders village of Cockburnspath and offers three bedrooms, spacious living areas, a dining kitchen, and two bathrooms. It is presented with neutral décor throughout, giving the new owner a blank canvas to style to their own taste. Cockburnspath is surrounded by picturesque open countryside and has reliable amenities such as a community shop, primary school, village hall, an outreach post office, and a bus service, with more extensive amenities available in nearby towns. Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Please note, some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.







"This three-bedroom home is sure to appeal to wealth of buyers and offers an exciting blank canvas for the new owner to put their own stamp on."







"Cockburnspath is a tranquil village benefiting from reliable everyday amenities, beautiful countryside on the doorstep, and easy access to nearby villages and towns."

FEATURES

- Semi-detached house in Cockburnspath
- Quiet off-road position
- Entrance vestibule and hall with built-in storage
- Light-filled, open-plan living room and sitting/dining room
- Dining kitchen with external access
- Three double bedrooms (two with built-in wardrobes)
- Ground-floor shower room
- First-floor bathroom with shower-over-bath
- Southwest-facing garden with lawn and patio
- Low-maintenance rear garden area with shed
- Private front driveway
- Electric heating and double glazing





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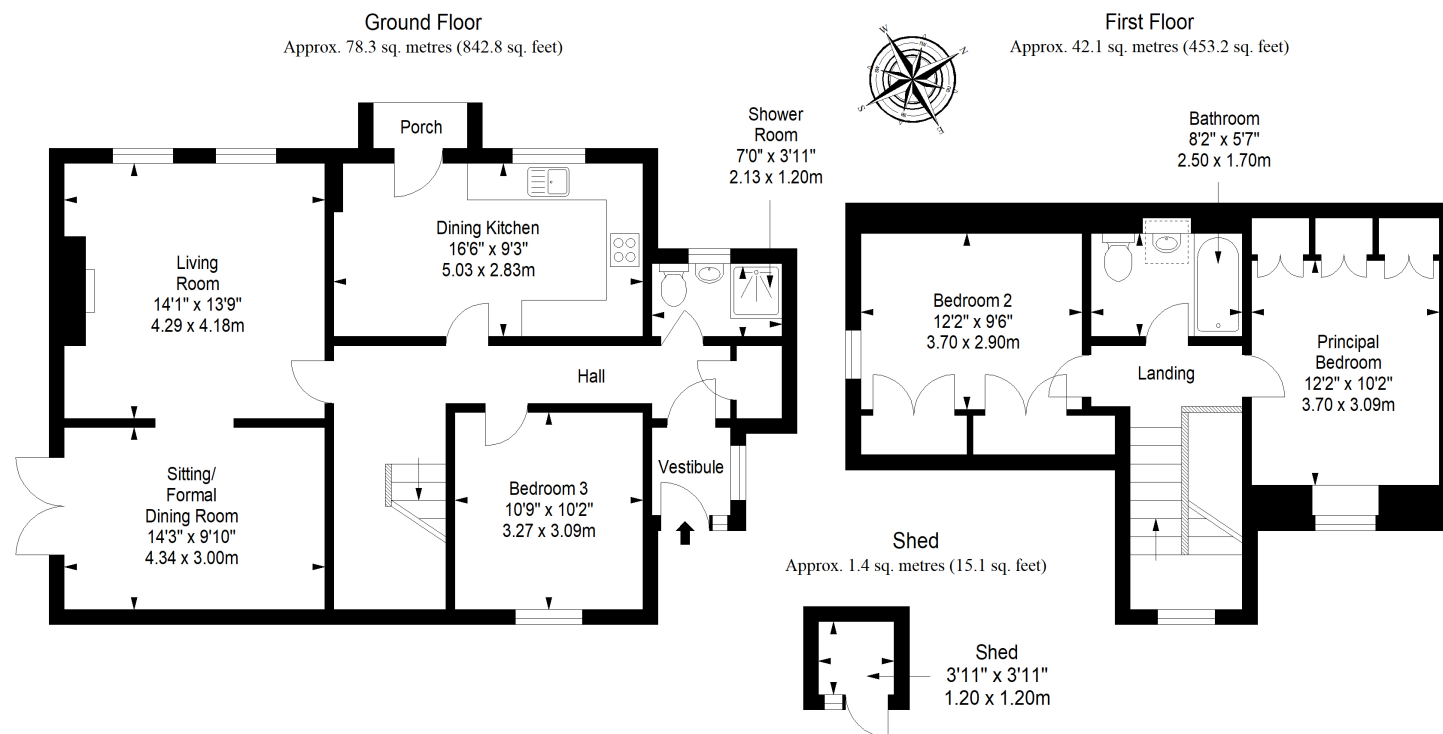


HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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



Total area: approx. 121.8 sq. metres (1311.1 sq. feet)