

COULTERS<sup>©</sup>

# SIGNALMAN'S COTTAGE EDINBURGH

COCKBURNSPATH, EAST LoTHIAN, TD13 5XB

 3 BED  2 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

Signalman's Cottage is a delightful, well proportioned 3 bedroom detached cottage located close to the village of Cockburnspath on the East Lothian/Scottish Borders boundary, with further amenities available in nearby Dunbar and good links to Edinburgh, Berwick and the beautiful East Lothian coastline.

The property offers well presented family accommodation with the benefit of a charming mature private garden, with year round interest, a variety of versatile outbuildings, a garage/workshop, studio and a large driveway providing off street parking.

## KEY FEATURES



Well proportioned detached cottage



Three bedrooms, one with ensuite



Mature private garden and covered terrace



Large driveway for multiple cars



Ideally located close to local amenities and the coastline



Variety of versatile outbuildings, workshop and studio



EPC Rating - F



Council Tax Band - C





The well proportioned home is in good order throughout and comprises a welcoming entrance hall; sitting room with a dual aspect and wood burning stove; dining room with French doors opening to the covered pergola and terrace; kitchen/breakfast room fitted with a range of units, all appliances and door to the terrace; principal bedroom with built in wardrobes and ensuite bathroom; double bedroom 2 overlooking the front; bedroom 3; and shower room.







## THE LOCAL AREA

The cottage is situated close to Cockburnspath, an attractive Borders village situated on the East Lothian/Berwickshire coast at the end of the Southern Upland Way.

The village is within easy commuting distance of Edinburgh approximately 20 minutes by train from nearby Dunbar mainline railway station or 40 minutes by car. Berwick is 20 minutes drive by car. There is an excellent primary school in the village with secondary education at Duns, Dunbar and Eyemouth. Transport is also provided from the village to Longridge Towers (pre-prep, prep and secondary) outside Berwick.

Cockburnspath has a newsagent/general store/post office, a garage, a bowling club and an excellent village hall. A wider range of facilities are available in Dunbar approximately 8 miles away where there is an Asda, a variety of shops, cafes, and restaurants, as well as a leisure centre with a swimming pool. Family attractions such as East Links Family Park, Fox Lake and outdoor pursuits at Dunbar and Winterfield Golf Clubs add to the town's appeal.

The spectacular Berwickshire coastline stretches south to the St Abbs nature reserve with wonderful beaches and excellent opportunities for walking, surfing and diving enthusiasts

## EXTRAS

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, double oven, gas hob, microwave, dishwasher, fridge, freezer, washing machine and tumble dryer are included in the sales price. In the garden, there are three garden sheds, a potting shed and a greenhouse which are also included. The property is heated by an LPG heating system.

**HOME REPORT VALUATION: £335,000**







Signalmen's Cottage,  
Edinburgh Road,  
Cockburnspath,  
Scottish Borders, TD13 5XB



Approx. Gross Internal Area  
1207 Sq Ft - 112.13 Sq M  
Workshop, Studio & Summer House  
Approx. Gross Internal Area  
423 Sq Ft - 39.30 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.