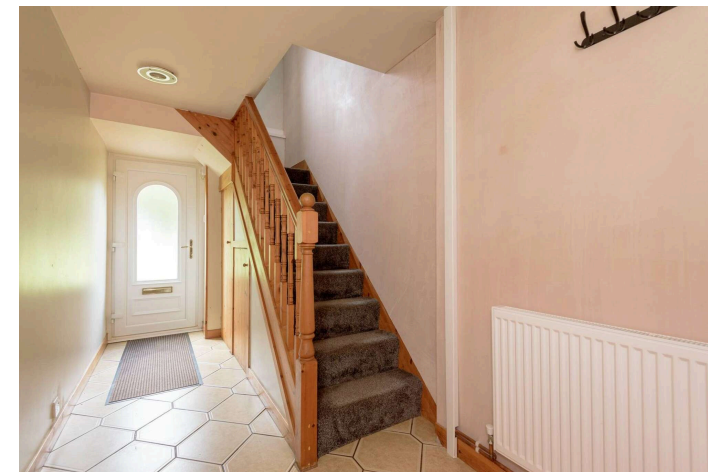




1 Bilsdean Cottage
COCKBURNSPATH, TD13 5XG

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Boasting bright spacious interiors, this two-bedroom end-terrace stone cottage north-west of Cockburnspath, presents an excellent opportunity for rural living. With a charming seating area overlooking a shared south-west-facing green, the adjacent front door opens into a tiled hallway which in turn leads to a generously proportioned dual-aspect sitting room. Adorned with parquet flooring, a warm neutral colour palette and living flame fireplace it exudes a comfortable and inviting ambience.

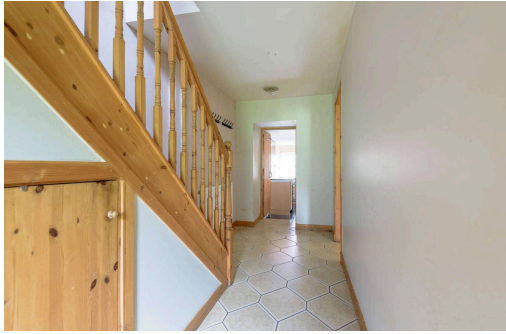
Enjoying an equally generous footprint the east-facing kitchen with garden access showcases wood-effect wall and floor units complemented by marble-inspired worktops and an enviable range cooker.

On the first floor are two cosy carpeted bedrooms including a south-west-facing principal double, each with access to a well-appointed family bathroom.

Externally, a low maintenance paved rear garden directly accessed from the kitchen. There are two useful storage sheds. There is parking available to the front via shared driveway.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, range cooker, freestanding fridge and dishwasher will be included in the sale. The garden sheds are also included.



PROPERTY FEATURES

- ❑ Two-bedroom end-terrace cottage
- ❑ Spacious dual-aspect sitting room
- ❑ East-facing kitchen with garden access
- ❑ Two bedrooms
- ❑ Family bathroom
- ❑ Rear garden
- ❑ Shared driveway parking
- ❑ Double glazing
- ❑ Air-source heat pump
- ❑ Solar panels
- ❑ EPC - C
- ❑ Council tax band - C
- ❑ Tenure - Freehold

COCKBURNSPATH

Cockburnspath is a charming scenic village in Berwickshire lying on the North Sea coast between Dunbar and Eyemouth. Residents benefit from a local village shop, post office, garage, bowling club, and active village hall, whilst nearby Dunbar boasts a wide variety of leisure and retail amenities including a large ASDA supermarket along with independent retailers, welcoming cafès, and popular restaurants situated on its bustling high street.

For leisure pursuits, the village is perfectly situated for scenic countryside walks and days spent on stunning beaches including those at Pease Bay, Coldingham Sands, and Dunbar which also has a picturesque harbour. It is a great location for access to the St Abbs Head National Nature Reserve a haven for nature lovers and birdwatchers alike. The town houses a leisure centre with a swimming pool and gym, a golf club, Foxlake Adventures, and Belhaven Surf School.

There is a well-regarded local primary school, and the property is within the catchment area for Eyemouth High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

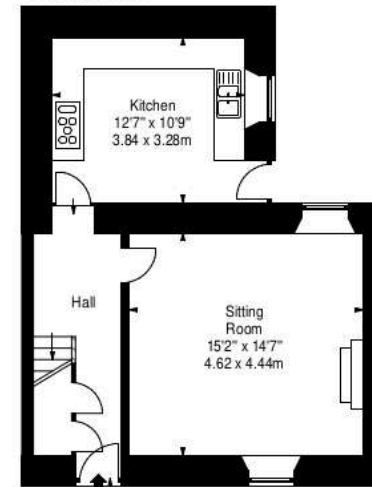
Dunbar Train Station offers a swift service to Edinburgh and Berwick. Edinburgh's City Centre is approximately a 50-minute drive via the A1.



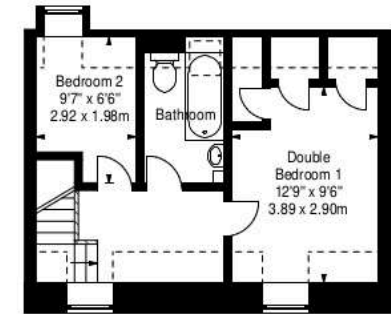
**Bilsdean Cottage,
Cockburnspath,
East Lothian, TD13 5XG**



Approx. Gross Internal Area
839 Sq Ft - 77.94 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

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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 the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.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.
4. 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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