

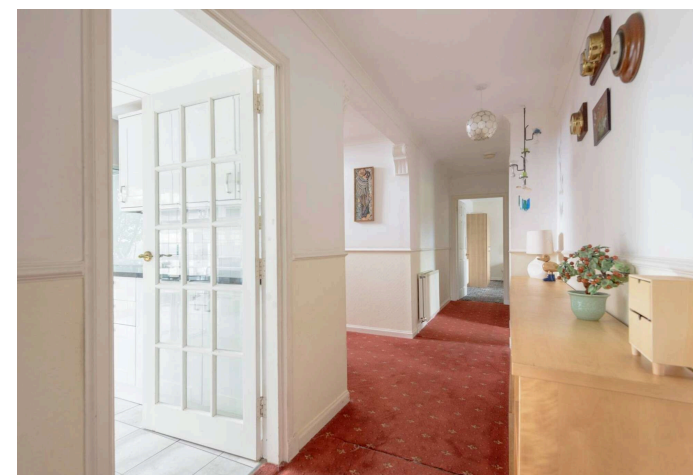


Compass House Dunglass Mill

COCKBURNSPATH, TD13 5XE

Property
PARIS STEELE

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PROPERTY DESCRIPTION

With spectacular coastal views, four living and enviable outlook, with sliding doors providing reception areas, and an idyllic enclosed rear garden, seamless access to the terrace. Perfectly suited to this incredibly spacious, light-filled, and well-presented four/five-bedroom detached home just outside the village of Cockburnspath offers a rare opportunity for growing and established families.

An entrance vestibule and carpeted hallway lead to an impressive sitting room, where almost floor-to-ceiling sliding doors frame captivating views across the North Sea and open directly onto the terrace and garden. Handsome wooden flooring and a crisp neutral palette create a welcoming and relaxed atmosphere. Across the hallway, the generously proportioned breakfasting kitchen enjoys a similarly

smooth black worktops and an integrated range cooker. Further enhancing the home's appeal, the elegant dual-aspect dining room with garden access is flooded with natural light and enjoys a delightful outlook through a large portrait window. Wooden flooring and an open fireplace set beneath an oak mantle lend warmth and character, creating an inviting setting for entertaining friends and family. A versatile and cosy, south-west-facing family room completes the ground-floor living accommodation.



Also benefiting from a south-west-facing aspect, the comfortable principal double bedroom offers a peaceful retreat, complete with an en-suite bathroom and an enviable dressing room. A study, which could equally serve as a fifth double bedroom, and a guest WC round off the ground floor layout.

The first floor accommodates three further double bedrooms, including a particularly spacious, south-west-facing bedroom with a sleek en-suite shower room and dressing room, making it ideal for visiting family or guests. The two remaining bedrooms share access to a well-appointed, fully tiled family bathroom, fitted with a washbasin, WC and bath. Useful additional storage is provided by eaves storage areas within the principal bedroom and one of the upstairs bedrooms, together with a separate storage cupboard opposite. The loft is also part-boarded and insulated, offering further practical storage space.



Externally the enclosed gardens are a delight. To the front and bordering the driveway and garage, the south-west-facing garden with rural views features decorative stones. To the rear, a spacious terrace commands spectacular views across the North Sea, providing a peaceful and private setting in which to relax and unwind. Established plants and shrubs add colour, texture, and interest to the garden below, while to the side, a manicured lawn and a decked seating area offer further inviting spaces for outdoor relaxation and entertaining. Ample parking is provided for by a driveway and detached garage.

FIXTURES & FITTINGS

All fitted floor coverings, integrated range cooker and extractor hood will be included in the sale. Selected curtains may be included, with the option to purchase additional curtains by separate agreement with the seller.



PROPERTY FEATURES

- Four/five-bedroom detached home
- Spacious sitting room with garden access
- Breakfasting kitchen with garden access
- Elegant dining room with garden access
- Versatile family room
- Four/five double bedrooms
- Two with en-suites and dressing rooms
- Family bathroom and guest WC
- Front and rear gardens
- Driveway and detached garage
- Double glazing
- Oil-fired central heating
- Private septic tank system
- EPC - C
- Council tax band - G

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 cafés, 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, an award-winning outdoor activity destination and East Links Family Park.

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.





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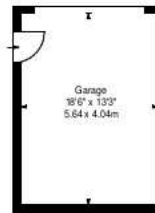
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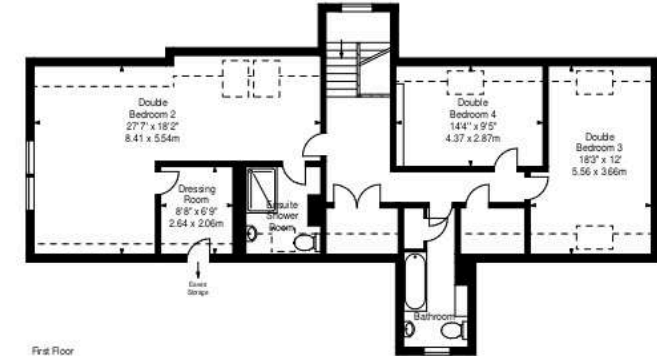
Compass House,
Cockburnspath,
Scottish Borders, TD13 5XE



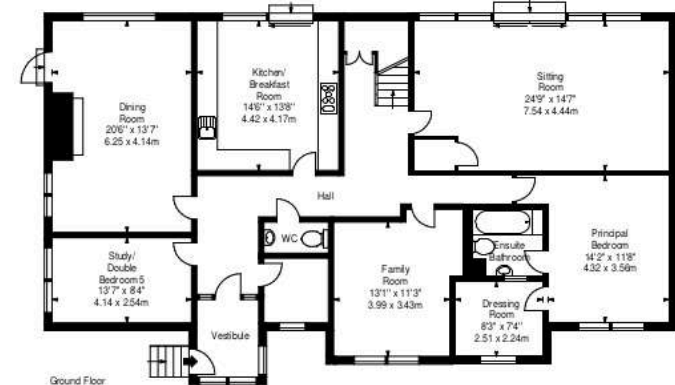
Approx. Gross Internal Area:
3039 Sq Ft - 282.32 Sq M
Garage
Approx. Gross Internal Area:
245 Sq Ft - 22.76 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First 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 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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