





Scenes from Cockburns Path overlooking Cove - Local scenes from the town - Views from the property and the Garden



The delightful Hoprig Farm Cottages are found north of the wonderfully picturesque village of Cockburnspath.

Cockburnspath is a village on the east coast between Dunbar and Eyemouth. It lies just inland from the River Forth. It offers a local store/Post Office for everyday requirements, parish church, garage and a primary school. For more extensive shopping and secondary education, Dunbar is roughly nine miles away. The area boasts good commuter links to both Edinburgh in the north and Berwick-upon-Tweed in the south via the A1, which is one and a half miles from the cottages.

Dunbar has such a broad range of local amenities that there is no need to venture out of the town. Dunbar Leisure Pool with its wave machine, flumes and other exciting water features, along with a health suite, sauna, solarium and steam room, offers just a few of the recreational facilities located within Dunbar. There are many fine golf courses within Dunbar itself and within the surrounding area, there are many other excellent championship courses.

Lounge and Kitchen



This fantastic semi-detached cottage is set in a picturesque and peaceful rural location, surrounded by scenic rolling hillside to the west and boasts impressive seaward views over the River Forth in the direction of Cove Bay. Situated a short drive from the A1, access to Edinburgh is a mere forty minute drive on one of Scotland's quietest commuter roads. The surrounding location offers a range of activities, from surfing at a choice of the nearby sandy bays to hiking across the Southern Upland Way, this spot is a very popular location for those who love the great outdoors.

The property itself is ideally situated for a family to enjoy this environment, with a beautiful well maintained rear garden and outhouse that would make an ideal getaway for hobby enthusiasts or a home office.

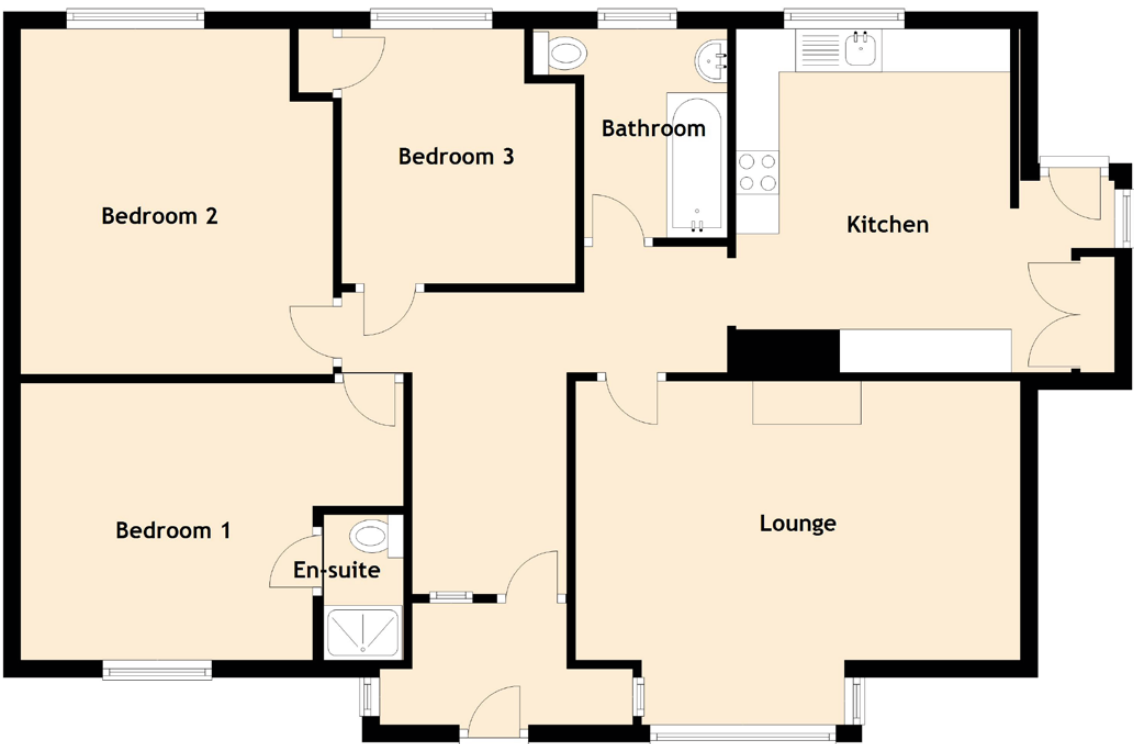
Externally the property features a driveway and an useful garage that is part of a block of four separate units for each nearby property. The block itself is situated roughly 150 yards away.

Inside the property is well laid out and briefly comprises of an entrance vestibule, hallway, large family lounge with working stove and surround. Full equipped family kitchen with appliances including double oven, hob, hood and white goods, door leading to rear garden.

Off the hallway is a well-proportioned bedroom with en-suite, bedrooms two and three are to the rear of the property and both benefit from storage as-well-as those beautiful green views. There is a three piece white family bathroom with shower. Double glazing and central heating throughout ensuring a cosy living environment. Externally the property benefits from a front garden, concluding the property. Early viewing is highly recommended. The property is of a non-standard construction and therefore would favour a cash buyer.



Bedrooms and Bathrooms



Approximate Dimensions (Taken from the widest point)

Lounge	5.25m (17'3") x 3.23m (10'7")
Kitchen	4.39m (14'5") x 3.98m (13'1")
Bedroom 1	4.27m (14') x 3.21m (10'6")
En-suite	1.69m (5'6") x 0.93m (3')
Bedroom 2	4.00m (13'1") x 3.62m (11'11")
Bedroom 3	2.95m (9'8") x 2.71m (8'11")
Bathroom	2.42m (7'11") x 1.66m (5'5")

Gross internal floor area (m²) - 89m²

EPC Rating - F

Extras (Included in the sale)

All fixtures, fittings, floor coverings, appliances and white goods. Other items by negotiation.

NOTE: One porch window is not Double Glazed.

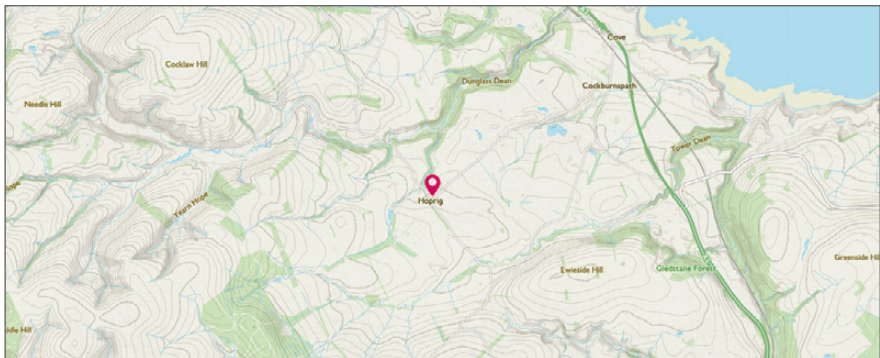
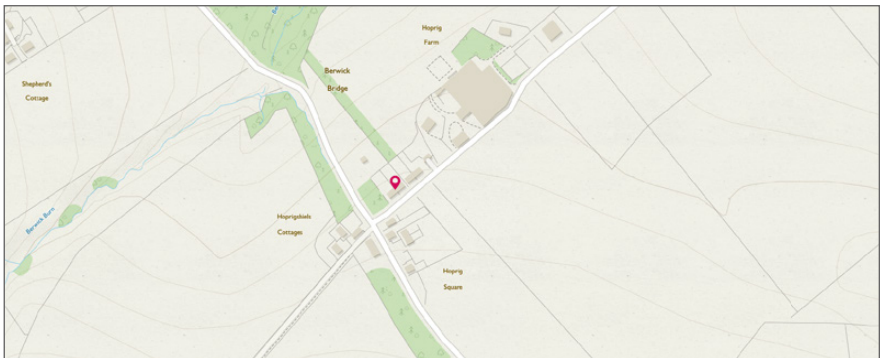


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