



**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.

**GSB PROPERTIES**

**OFFERS TO:**

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COVE  
 COCKBURNSPATH  
 TD13 5XD  
 KITTIWAKE COTTAGE



**COVE**  
**COCKBURNSPATH**  
**TD13 5XD**  
**KITTIWAKE COTTAGE**

**ARCHITECTURALLY DESIGNED,  
DETACHED MODERN HOME  
WITH SUPERB SEA VIEWS**

**SMALL RURAL COMMUNITY YET  
CLOSE TO ALL AMENITIES  
POPULAR VISITORS AREA**

**GROUND FLOOR**  
**ENTRANCE HALL**  
**3 DOUBLE BEDROOMS**  
**ENSUITE SHOWER ROOM**  
**FAMILY BATHROOM**  
**UTILITY ROOM**

**UPPER FLOOR**  
**OPEN-PLAN KITCHEN, DINING AND  
LIVING ROOM**

**LOG BURNING STOVE**  
**ELECTRIC CENTRAL HEATING**  
**DOUBLE GLAZING**  
**EXCELLENT STORAGE/WARDROBE  
SPACE**  
**PRIVATE DRIVEWAY**  
**ENCLOSED GARDENS**

**VIEWING: TELEPHONE**  
**GSB PROPERTIES 01620 825368**

**GENERAL DESCRIPTION**

Cove is a small and picturesque former fisherman's village situated approximately half a mile from Cockburnspath and connected to it both by road and part of the Southern Upland Way. Cove village occupies a spectacular cliff top position above Lidsters Bay, a site of special scientific interest from which there are superb views along the coast particularly to Fast Castle Head. Cove harbour, below the hamlet is a secluded harbour with several listed buildings and has a sandy beach accessed by foot via a right-of way pathway. Beautiful countryside surrounds the village and the spectacular coastline stretching towards Berwick and including the St. Abbs Head nature reserve provides a healthy and stimulating recreational environment, ideal for ramblers and nature lovers alike. The village of Cockburnspath is situated on the East Lothian/Berwickshire boundary, eight miles from Dunbar and within commuting distance of both Edinburgh and Berwick-upon-Tweed. The village has a good general store/post office catering for everyday requirements and there is also an excellent primary school and thriving community centre. More comprehensive shopping can be found in Dunbar as well as the local rail station which has regular services to and from Edinburgh and the city bypass provides rapid access to the airport and motorway networks leading north and west.

Built circa 2003 as a brand new build and architecturally designed to enjoy superb aspects over the sea, Kittiwake Cottage is a modern detached home on two levels which in recent years has been enjoyed as a family retreat and popular holiday home. It has been well-maintained, is in excellent decorative order and includes many pleasing features such as French doors, dual aspect windows in many of the rooms which give the house a very light and airy feeling, solid wood flooring, attractive oak staircase and internal doors. In brief, the accommodation comprises on the ground floor entrance hall, three double bedrooms, one with en-suite shower room and all with built-in fitted wardrobes, a useful ground floor utility room giving access to the rear courtyard garden and modern family bathroom. Upstairs, the cleverly designed open-plan living space combines a modern fitted kitchen with appliances and a dining and living area which features a log burning stove and balconette with French doors providing those spectacular and unobstructed sea views. It is also an easily and economically run home with modern electric heating, double-glazing and there are ample power outlets, TV and telephone connection points throughout.

Kittiwake Cottage is a unique family home and/or business opportunity in superb surroundings. Early viewing is highly recommended.

**ACCOMMODATION**

<b>ENTRANCE VESTIBULE</b>	
<b>HALL</b>	6.02 x 2.44m (19'9" x 8')
<b>BEDROOM 1</b>	3.56m x 3.20m (11'8" x 10'6")
<b>ENSUITE SHOWER ROOM</b>	
Fitted with a modern white suite	
<b>BEDROOM 2</b>	4.32m x 3.51m (14'2" x 11'6")
<b>BEDROOM 3</b>	3.61m x 3.56m (11'10" x 11'8")
<b>UTILITY ROOM</b>	2.84m x 1.88m (9'4" x 6'2")
<b>FAMILY BATHROOM</b>	2.25m x 1.52m (7'5" x 5')
<b>KITCHEN, DINING AND LIVING ROOM</b>	9.68m x 6.70m (31'9" x 22') widest point

**GARDENS**

Partly enclosed by a stone boundary wall, the front garden is laid for easy maintenance with a well-established flower and shrub bed. The larger and enclosed courtyard garden to the rear is south facing and a wonderful sun trap at all times of the year. Side access gate. Garden shed.

**DRIVEWAY**

Positioned to the front is a parking bay which allows parking for two vehicles.

**EXTRAS**

Included in the sale are all light fittings, window dressings, hob, oven, fridge/freezer, dishwasher, washing machine and tumble dryer. Garden shed.

NOTE: Should there be interest to purchase the property also as a well-established holiday home, our client would be agreeable to providing the existing website, established client base and all house contents under separate negotiation.

**RATEABLE VALUE - £2,100**  
**(Currently listed as a Self-Catering/Commercial Property)**

**ENERGY RATING - D**

