

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Toll View, Cockburnspath, TD13 5XR

Guide Price £155,000



3 Toll View is an attractive mid-terraced property located within a quiet residential cul-de-sac, positioned towards the outskirts of Cockburnspath, beside beautiful open countryside and the coast. Offering the ideal opportunity for those searching for a starter family home, the property is in need of modernisation but provides tremendous scope to improve to one's own taste. The accommodation comprises: Hall, Lounge, Kitchen, Two Double Bedrooms and Bathroom. Outside, there is an enclosed south-facing garden to the rear and driveway to the front which provides convenient off street parking. Viewing recommended.



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Ground Floor:
Lounge
Kitchen

Second Floor:
Two Bedrooms
Bathroom

Electric Storage Heating
Double Glazing

South-Facing Garden
Shed
Driveway



Location

Cockburnspath is a picturesque coastal village in Berwickshire, within easy commuting distance of Edinburgh. The village has a newsagent, general store, post office, garage, bowling club, village hall and an excellent primary school with secondary education at Eyemouth and Dunbar. Ideally suited for walkers and surfers with its nearby sandy beach Pease Bay and local coastal walks. It is the east coast end of the Southern Upland Way. Cockburnspath is approximately 9 miles from Dunbar Train Station (with its mainline railway station), 15 miles from Eyemouth, 20 miles from Berwick upon Tweed and 36 miles from Edinburgh.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains Drainage, Water and Electricity. Double Glazing.

EPC

D

Viewings

Strictly by appointment with the Selling Agent.

Council Tax Band

C

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Approximate Gross Internal Area = 78.0 sq m / 839 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1143297)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.