

2 Hoprig Farm Cottages



2 Hoprig Farm Cottage

Offers Over £135,000

Cockburnspath, TD13 5YN



3 bed



1 public



1 bath



A Semi Detached Bungalow Offering Ample Potential In An Idyllic Rural Location Close To The East Lothian Border And With Excellent Commuter Links



Set amidst beautiful open countryside and not far from the coast, 2 Hoprig Farm Cottages is a perfect opportunity for those seeking a home in the country whilst retaining good local commuter and transport links; Dunbar train station is less than ten miles away and the A1 trunk road around two miles.

This semi detached Dorran bungalow has been well cared for and now offer lots of exciting potential and scope for modernisation and upgrading.

Set on a large plot, garden grounds extend to the front and rear with plenty of space to further extend the property if desired. The single garage positioned towards the end of the row is an added bonus.

Enjoying good levels of light throughout, the interior offers a well-planned layout and pleasant proportions. The lounge to the front features a bay window, whilst the dining kitchen to the rear links directly to the gardens via patio doors, with a side utility room for added convenience.

All three bedrooms lie peacefully to the other end of the bungalow each with built in storage and pleasant outlooks over the surrounding gardens. A large garden plot extends to the rear of the bungalow and is ripe for further landscaping. Large laid to hard standing currently with a selection of mature plantings.

The property further benefits from a single garage located beyond the neighbouring cottage with ample parking to the front.

LOCATION

Located at the start of the Southern Upland Way, Cockburnspath is a small village which enjoys easy access to the many coastal attractions in the area, as well as convenient travel links via the A1 and nearby east coast rail connections

- Amenities: The village benefits from a village shop and successful community larder.
- Schooling: A primary school is located within the village and is within the catchment for Eyemouth High School
- Population: approximately 500
- Transport Links: The village lies just off the A1 trunk road affording good links North and South. Dunbar lies around 8 miles north and has a main east coast rail connection

What3words ///thin.marine.correct

HIGHLIGHTS

- Picturesque rural setting
- Excellent local transport and commuter links
- Exciting opportunities for upgrading
- Large garden
- Single garage

ACCOMMODATION SUMMARY

Entrance Porch, Hall, Lounge, Dining Kitchen, Utility Room, Three Bedrooms and Bathroom

SERVICES

Mains electricity. Private water and drainage. Double glazing. LPG central heating. NB the gas fire within the lounge has been disconnected

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £135,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.