



## Ebba Cottage

Offers Over £300,000

St Abbs TD14 5PP



Wake Up To Sea Breezes And Waves Breaking,

A Rare Coastal Cottage With Huge Lifestyle Appeal. Set At A Price Point That Reflects The Opportunity To Acquire A Recognisable Coastal Cottage In A Prime Harbour Village, With Scope For A Purchaser To Enhance And Add Value Over Time.





Set within one of the Berwickshire coast's most desirable villages, Ebba Cottage represents a rare and accessible opportunity to secure a detached home in the heart of St Abbs—at a price point that still allows scope to personalise and add value over time.

Lovingly held by the same family for generations and well cared for throughout, the property is comfortably liveable as it stands, while offering buyers the freedom to reimagine the space in a way that suits their own taste and lifestyle. This balance of immediate usability and future potential is increasingly hard to find in such a sought-after coastal setting.

For buyers keen to put their own stamp on a home, the property offers clear opportunities, allowing improvements to be made gradually and thoughtfully, rather than paying a premium for someone else's choices. Some images have been virtually staged to illustrate how the kitchen and dining area could be opened into a single contemporary space.

Just a short walk from the working harbour, dramatic coastal paths and the renowned St Abbs Head Nature Reserve, this charming “chocolate box” cottage offers an exceptional seaside lifestyle with the added benefit of strong connectivity to Edinburgh, making it equally appealing as a main residence or a second home.

The current layout is versatile and adaptable. The ground floor includes a cosy front-facing lounge with traditional fireplace, a spacious dining kitchen with adjoining utility area, two generous double bedrooms, and a modern shower room. Upstairs, a large and flexible room provides options for a third bedroom, second sitting room, studio or home office—ideal for modern living or visiting guests.

Outside, the low-maintenance gardens provide sunny, sheltered spots to relax and enjoy the coastal atmosphere. A detached garage and private driveway add practical appeal, with further potential to adapt the garage space if desired.

In a village where demand for second homes and holiday properties continues to grow, Ebba Cottage stands out as a well-priced, flexible entry into the St Abbs market—offering character, location and lifestyle now, with the opportunity to enhance and add value in the future.

## LOCATION

St Abbs is a small, picturesque fishing village situated at the foot of the St Abbs Head Nature Reserve. Centred around the Harbour with views out to sea, the properties within the village date from around the early eighteen hundreds with amenities in the village including a local village shop, post office and café. Outdoor pursuits are plentiful in this area and include walking, bird watching, diving and fishing.

## HIGHLIGHTS

- Fixed Price clarity in a highly sought-after coastal village
- Accessible entry to a premium location
- Detached “chocolate box” cottage
- Liveable now with scope to upgrade and reconfigure
- Great scope to enhance and add future value
- Smart long term investment
- Envious Lifestyle Opportunity

## ENERGY CREDENTIALS

Ebba Cottage is fitted with solar panels on the rear roof, providing a strong annual return. The current owners report that, during their occupancy, the electricity generated often exceeded the property's consumption, creating a credit balance. This feature not only supports lower energy costs but also makes the home well-suited for buyers considering an EV charging point in the future.

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Room, Kitchen, Rear Hall/Utility, Three Double Bedrooms and Shower Room. Garage

## VIRTUAL STAGING

Some of the marketing photos have been virtually staged to show how the property could appear if the kitchen & dining room were combined into one room.

## SERVICES

Mains water, electricity and drainage. Solid fuel central heating. Partial double glazing.

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Rating F

## TENURE

Freehold

## VIEWING

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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers Over £300,000. Offers 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](mailto: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.