

COCKBURNSPATH  
10 TOLL VIEW

OFFERS OVER £99,950

 **GSB PROPERTIES**  
TO VIEW TELEPHONE 01620 825368 WEB [www.gsbproperties.co.uk](http://www.gsbproperties.co.uk)



# COCKBURNSPATH

## 10 TOLL VIEW

**OFFERS OVER £99,950**

**BEAUTIFULLY PRESENTED  
MID-TERRACED VILLA  
QUIET CUL-DE-SAC  
LOCATION**

**ENTRANCE HALL  
LOUNGE/DINING ROOM  
FITTED KITCHEN  
2 DOUBLE BEDROOMS  
BATHROOM  
DOUBLE GLAZING  
WHITE METER ELECTRIC  
HEATING  
DRIVEWAY  
GARDEN**

**VIEWING:  
TELEPHONE OWNER ON  
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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:

18 HARDGATE HADDINGTON  
EAST LOTHIAN EH41 3JS  
TEL: 01620 825368  
FAX: 01620 824671

**ESPC**  
espc.com

## General Description

The property occupies a pleasant location on the edge of the village and enjoys an open outlook to the surrounding countryside and coastline. It is within walking distance of the village and here you will find a general store and post office catering for every day requirements, an excellent primary school, bowling club and a thriving village community with a newly built village hall. Cockburnspath is surrounded by beautiful countryside and there is a spectacular coastline with Cove village and its picturesque harbour close by. More comprehensive shopping and recreational facilities are available in Dunbar where there is a railway station on the main east coast line. For commuters it is only 22 minutes to Edinburgh.

The property is a mid-terraced villa which has been beautifully maintained and is in immaculate decorative order throughout. The spacious accommodation is bright and airy with many pleasing features. This is an easily and economically run home with full double glazing and white meter economy electric heating.

Outside there is an extended driveway providing off street parking for two cars and a good sized gardens to the front and rear.

This is an attractive and spacious home set in peaceful surroundings and in "a ready to move in to" condition.

Early viewing is recommended.

## Accommodation

### ENTRANCE HALL

Front door opens in to the hallway which in turn gives access to the lounge and via a straight staircase to the first floor accommodation. There is a large under stairs storage cupboard. Wooden laminate effect flooring.

### LOUNGE/DINING ROOM

7.05m x 3.52m (23'2" x 11'7")

A bright and well proportioned room providing excellent living accommodation. There is a picture window to the front of the property and wide patio doors opening out to the back garden. Coved ceiling, fitted carpet and both television and telephone points. Door to kitchen.

### KITCHEN/BREAKFAST ROOM

2.85m x 2.55m (9'3" x 8'4")

Fitted with a range of modern base and wall mounted units with tiling over the work surfaces. Sink unit fitted with mixer taps and with plumbing for a washing machine. Appliances include cooker with oven and fridge/freezer. Window and glazed back door to the garden. Tiled floor.



### LANDING

A hatch gives access to attic storage space. Fitted carpet to stairs and landing.

### BEDROOM 1 4.60m x 3.15m (15' x 9'9")

A spacious main bedroom which has a pleasant open outlook to the front of the property with sea views. Excellent storage space is provided with a double wardrobe built-in fitted wardrobe and a further deep storage cupboard. Fitted carpet and television connection point.

### BEDROOM 2 3.40m x 3.40m (11'1" x 11'1")

Another large double bedroom also with a built-in fitted wardrobe and with a superb open outlook over the surrounding countryside. Fitted carpet and television connection point.

### BATHROOM 2.10m x 1.90m (6'10" x 6'4")

The bathroom is fitted with a modern suite with an electric shower over the bath and full tiling around. A Velux roof light set in the combed ceiling provides natural light. Wooden effect laminate flooring and heated towel rail.

### GARDEN

The front garden is laid out mainly to grass with a paved area and driveway for 1 vehicle. The rear garden has been laid mainly to lawn with a flower and shrub border with further patio sitting area. Garden shed.

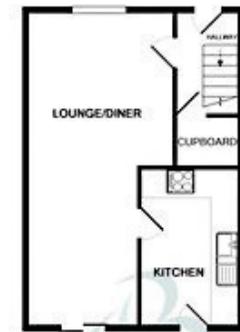
### EXTRAS

Included in the sale are all floor/light fittings, cooker, fridge/freezer and garden shed

### COUNCIL TAX BAND – C

### HOME REPORT –

Further information can be downloaded via [www.gsbproperties.co.uk](http://www.gsbproperties.co.uk) with regards to this property



GROUND FLOOR



1ST FLOOR

10 TOLL VIEW, COCKBURNSPATH  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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