



GROUND FLOOR



1ST FLOOR

1 HOPRIG SQUARE, COCKBURNSPATH  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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# GSB PROPERTIES

**OFFERS TO:**

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**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.



**COCKBURNSPATH  
 1 HOPRIG SQUARE  
 OFFERS OVER £289,950**

## COCKBURNSPATH I HOPRIG SQUARE

**OFFERS OVER £289,950**

**MODERN DETACHED VILLA SET IN  
IDEAL RURAL LOCATION  
STUNNING VIEWS TOWARDS  
COAST AND SURROUNDING  
HILLSIDE  
IDEAL FAMILY HOME**

**ENTRANCE VESTIBULE  
HALLWAY  
CLOAKROOM  
LOUNGE  
DINING ROOM/PLAY ROOM  
KITCHEN  
UTILITY ROOM  
4 DOUBLE BEDROOMS  
EN-SUITE SHOWER  
FAMILY BATHROOM  
FRONT & REAR GARDENS  
DOUBLE GLAZING  
ELECTRIC CENTRAL HEATING  
AMPLE PARKING**

### General Description

Cockburnspath is situated on the East Lothian/Berwickshire boundary some 8 miles from Dunbar and within commuting distance of both Edinburgh and Berwick upon Tweed. The village has a general store/post office catering for everyday requirements, a good primary school and bowling club. More comprehensive shopping and recreational facilities can be found in Dunbar where there are also regular train services on the east coast main line from the local station, the journey to Edinburgh taking approximately 20 minutes. In addition, the new expressway and city bypass provides rapid access to the airport and motorway network. The beautiful surrounding coastline and countryside of East Lothian, including the end of the southern upland way, provide a healthy and stimulating recreational environment.

Enjoying a lovely elevated position just south of the village, the property has an open outlook over surrounding farmland. It is a spacious, modern detached villa and is ideally placed for those desiring to live in tranquil and picturesque surroundings. In brief, the property comprises of entrance vestibule, hall, large lounge, dining room, kitchen, utility room, four bedrooms, bathroom, and en-suite shower room. The property has been well maintained and is in excellent decorative order. It is an easily and economically run home with electric central heating and full double glazing. Outside there attractive gardens to the front, side and rear.

This is a bright and comfortable home offering good family living accommodation, therefore early viewing is highly recommended.

### Accommodation

#### ENTRANCE VESTIBULE

Front door opens into the entrance vestibule which in turn leads into the spacious hallway.

#### HALLWAY

Leading to all the ground floor accommodation with exception of the utility room. Staircase leading to the first floor with a large storage cupboard underneath.



#### UTILITY ROOM

Utility room leads out into the side garden. Fitted with a matching range of wall and base units with stainless steel sink unit and drainer. Washing machine. Window to the side aspect.

#### LANDING

Staircase and landing are fitted with carpet and lead all the first floor accommodation. Gallery landing has a wide window to the rear aspect. Large storage cupboard.

#### BEDROOM 1 3.97m x 2.89m

Master bedroom with window to the front aspect. Fitted carpet. Door leading to en-suite.

#### EN-SUITE

Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle.

#### BEDROOM 2 4.84m x 3.51m

Double bedroom with window to the side and rear aspect. Fitted carpet.

#### BEDROOM 3 3.95m x 3.27m

Double bedroom with windows again to rear and side aspect. Stunning views over the surrounding landscape towards the Firth of Forth.



#### CLOAKROOM

With frosted window to the front aspect. Low level WC and wash hand basin. Laminate flooring.

#### LOUNGE 7.31m x 3.93m

Entered via double doors from the hallway this well proportioned room could be used as both a living and dining area if wished. Windows to both front, rear and side aspect plus patio doors into the garden, make this a bright room all day round. Feature fireplace. Laminate flooring. Television point.

#### DINING ROOM 4.15m x 4.16m

Spacious dining room or play room, with windows to the front and side aspect. Laminate flooring.

#### KITCHEN 3.48m x 3.28m

Fitted with a quality range of wall and base level units with work surface over and incorporating a 1 ? stainless steel sink unit and drainer. Electric oven and hob, with integral fridge/freezer, and dishwasher.

#### BEDROOM 4 4.21m x 3.74m

Double bedroom with windows to the front and side aspect.

#### BATHROOM

Fitted with a modern white three piece suite, comprising of low level WC, wash hand basin and panel bath.

#### GARDENS

Gardens to front, side and rear are laid mainly to lawn. The large side garden has picturesque viewings towards the forth and over the surrounding farmland.

#### EXTRAS

Included in the sale are all fitted carpets and blinds. All integral kitchen appliances.

#### COUNCIL TAX BAND - F

**VIEWING:**

**TELEPHONE**

**GSB PROPERTIES**

**01620 825368**