



Galbraith

FIELDVIEW

BY COCKBURNSPATH, SCOTTISH BORDERS



FIELDVIEW COCKBURNSPATH, SCOTTISH BORDERS

Attractive modern detached bungalow with stunning outlooks.

Cockburnspath 4 miles ■ Dunbar 12 miles ■ Edinburgh 40 miles

- 3 reception rooms, 4 bedrooms.
- Spacious loft with potential to convert to further accommodation.
- Surrounded by mature garden.
- Stunning panoramic views.
- Double glazing throughout. Oil fired central heating.
- Private driveway and ample off road parking.

Galbraith

Scottish Borders
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A member of
OnTheMarket



SITUATION

Fieldview sits in an attractive elevated south-east facing position with superb panoramic views overlooking the surrounding countryside towards the coast. The property is located in a private, but accessible, location with excellent transport links via the A1 trunk road, about 2 miles to the west, and Edinburgh can be reached in less than an hour. There are mainline East Coast stations at Dunbar and Berwick-Upon-Tweed which offer direct rail links to Newcastle, Edinburgh, and London which can be reached in three and a half hours from Berwick.

The picturesque Berwickshire villages of Cockburnspath and Coldingham are 4 miles and 7 miles respectively, whilst Dunbar and Eyemouth provide a wider range of services including supermarkets, shops, hotels and an array of restaurants. There are excellent educational facilities available with primary schools at nearby Cocksburnpath and Coldingham, the secondary schooling at Eyemouth High School and Dunbar Grammar.

DESCRIPTION

Fieldview is an attractive modern detached country house built in 2006 standing in a colourful garden. The property provides well-proportioned family living accommodation including a large kitchen to the rear and a sitting room and dining room to the front. The principal reception rooms are well proportioned and face south and east, benefiting from stunning views overlooking the surrounding countryside towards Siccar Point and The North Sea beyond.

The large loft space has the potential, subject to the necessary planning and building warrant consents, to extend the accommodation at the first level.

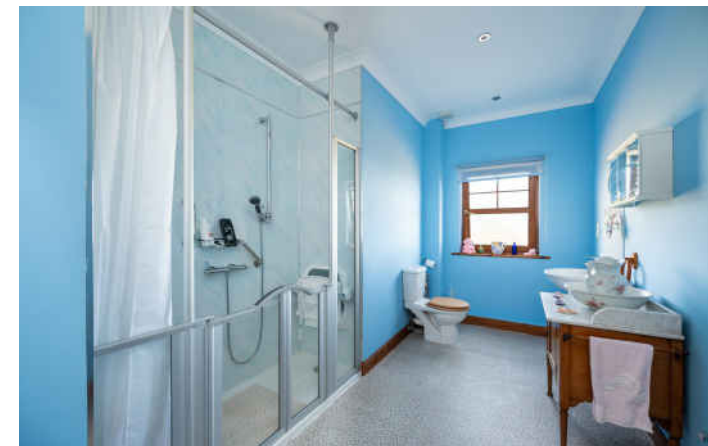
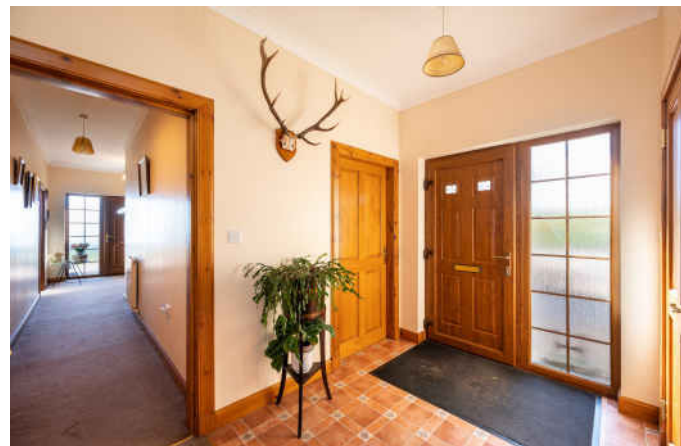
ACCOMMODATION

The accommodation is arranged over a single floor and comprises:

3 reception rooms, kitchen, master bedroom, 3 further bedrooms, and bathroom.

GARDEN AND GROUNDS

The garden surrounds the house and provides an attractive back drop for the property. The garden ground has been tastefully landscaped, and is mostly laid to lawn to the north and east of the house and edged with herbaceous borders and shrubs providing a delightful mix of colour. The garden area is completely enclosed by Rylock fencing, and a gravel drive which, surrounds the house. Ample parking available.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Mains	Mains	Private	Oil central heating	Band G	C69

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

From Edinburgh, Travel south on the A1 passing over the roundabout at Cockburnspath. Take the first left onto A1107 and continue for about two miles. Fieldview is situated on the right before entering the hamlet of Old Cambus. Access to Fieldview is via the shared farm drive, which leads directly off the public road. Access.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/quench.scores.strongman](https://www.what3words.com/)

POST CODE

TD13 5YR

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

TENURE

Freehold

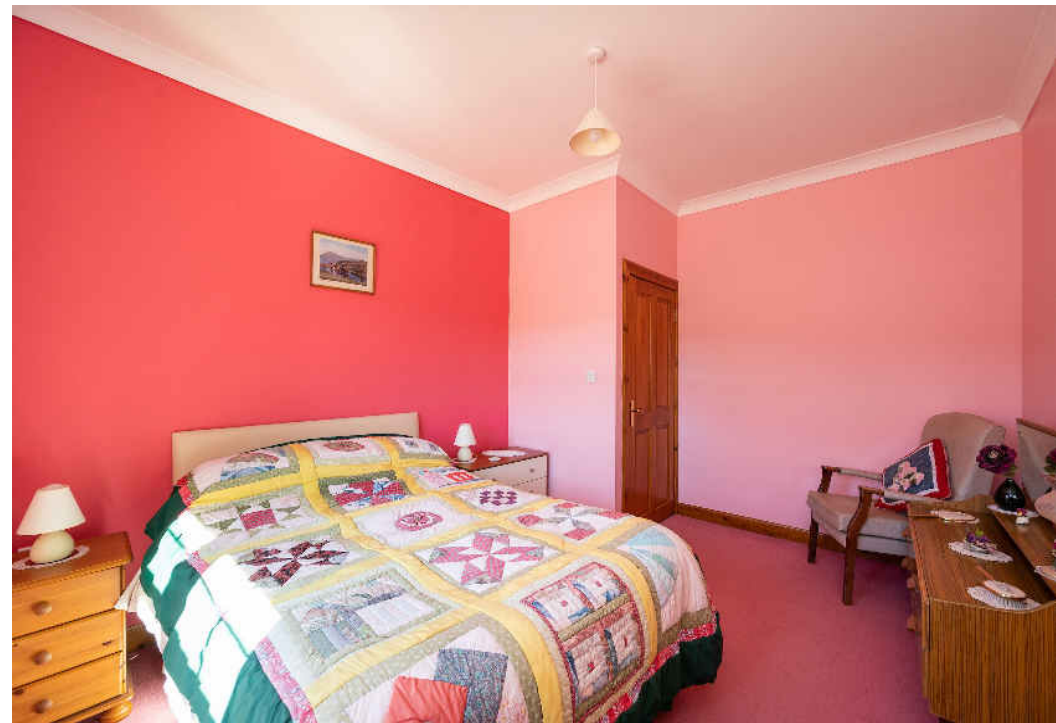
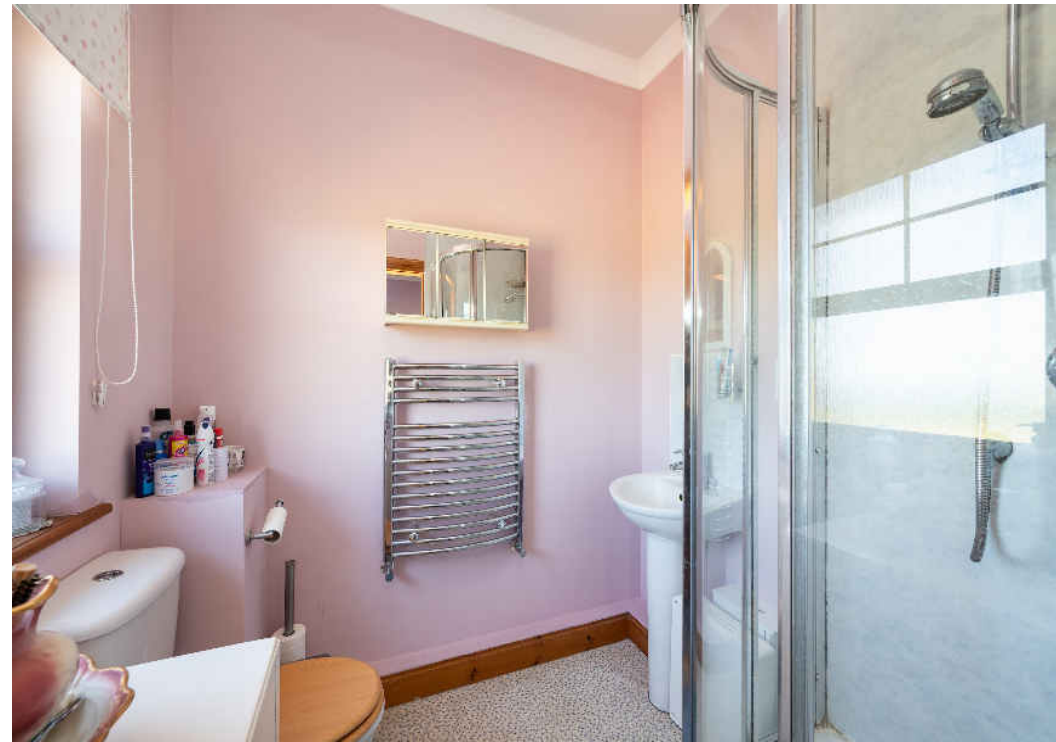
SOLICITORS

Burness Paul, 50 Lothian Road, Edinburgh, EH3 9WJ.

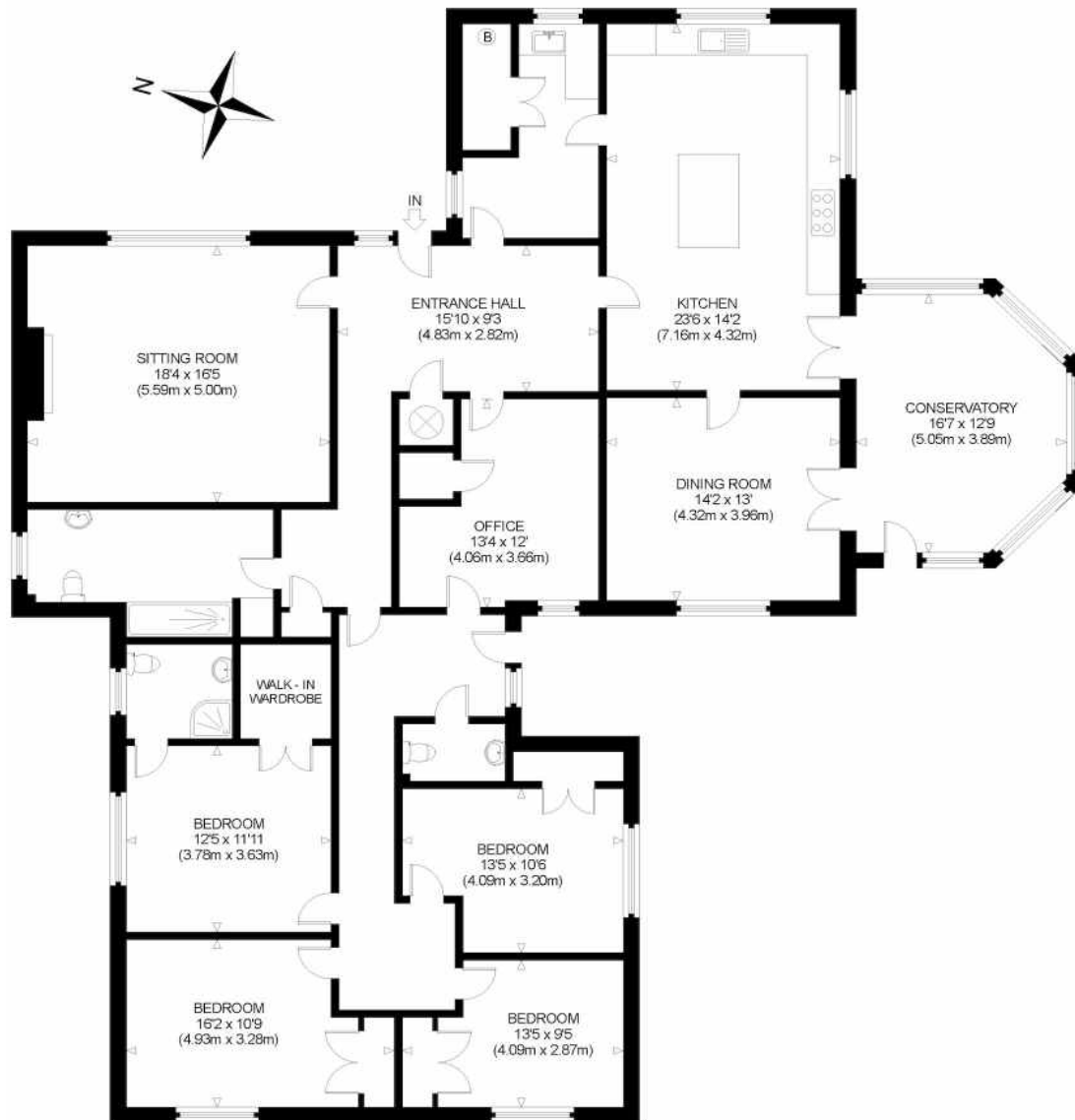
2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.







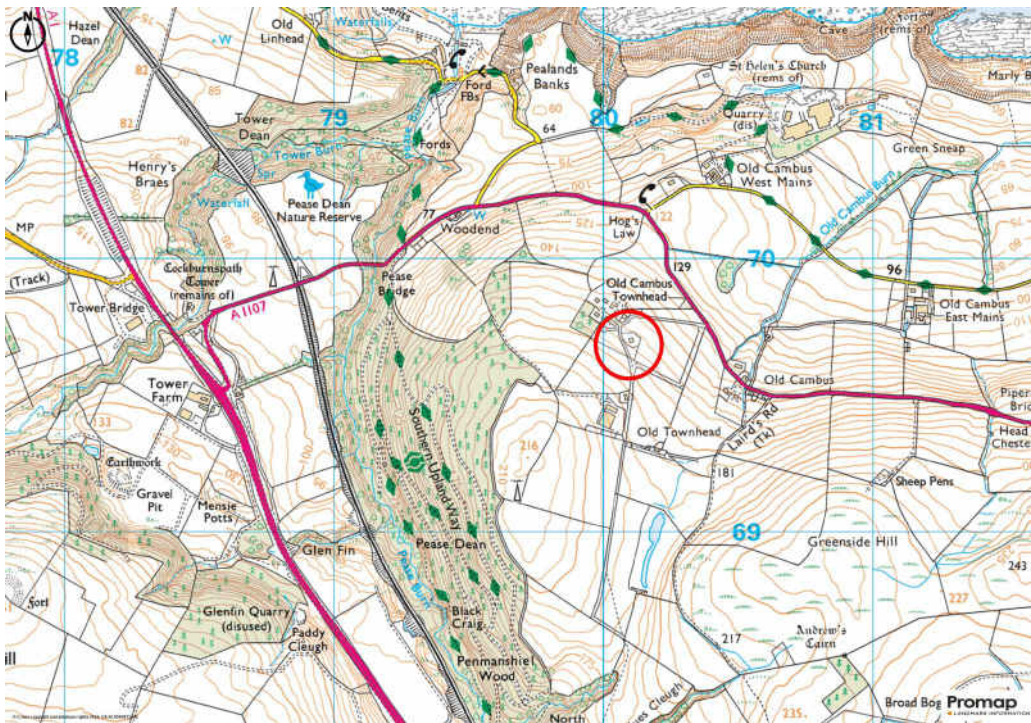
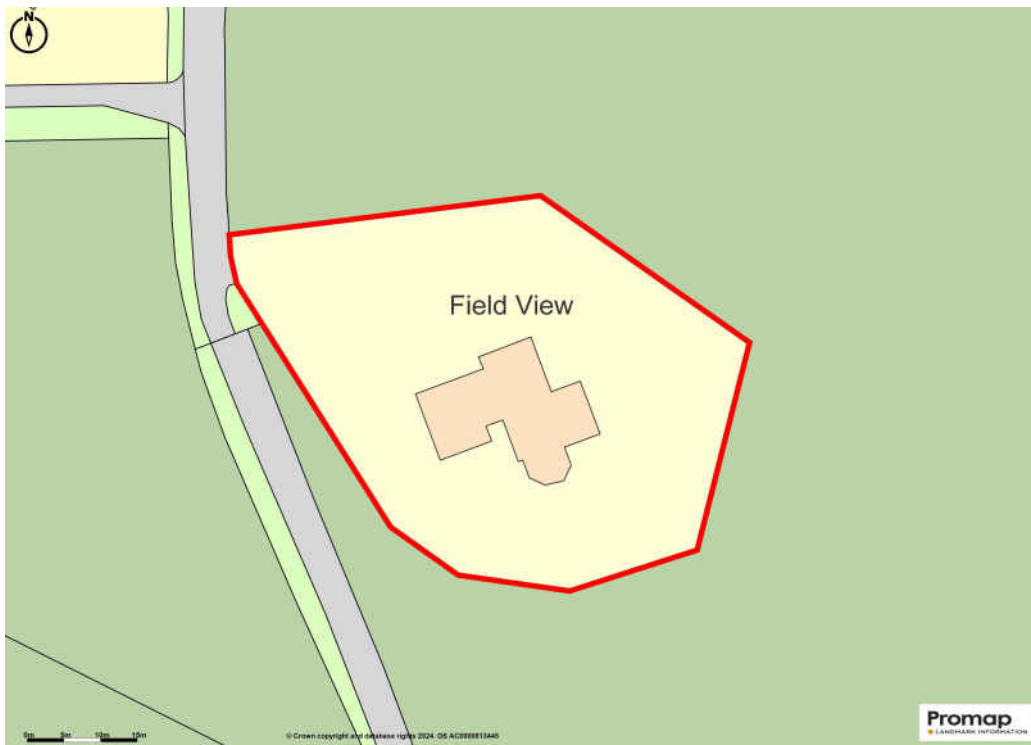
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2566 SQ FT / 238.6 SQ M

FIELD VIEW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2566 SQ FT / 238.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7.** In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8.** Photographs taken in June 2024.





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