# 1 Catch-a-Penny Cottages, Burnmouth, TD14 5SZ



## Offers Over £160,000

- Semi-Detached Cottage
- Kitchen & Porch Entrance
- 2 Double Bedrooms
- Family Bathroom
- Parking & Garden
- Living / Dining Room
- Bright Sun Room
- Study / Boxroom
- Oil-Fired Central Heating
- Outstanding Coastal Views

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## LOCATION:

Burnmouth is the first settlement north of the Border on the dramatic east coast, known for its steep cliffs, sheltered cove and traditional fishing harbour. Three miles to the north lies the seaside town of Eyemouth, offering a sandy beach, natural harbour, local schooling and a range of shops and amenities. Six miles to the south, historic Berwick-upon-Tweed provides wider facilities including restaurants, bars, supermarkets and a modern retail park. Transport links are excellent, with the A1 close by and the mainline railway station at Berwick offering rapid connections to Edinburgh and Newcastle, both reachable in under an hour - ideal for commuting or exploring the wider region.



## DESCRIPTION:

A charming, traditional stone-built cottage set just off the A1 between Berwick-upon-Tweed and Eyemouth. This quaint coastal property enjoys spectacular views over open countryside and the North Sea, offering a wonderfully peaceful setting with superb potential. The cottage opens into a bright sunroom, perfectly positioned to take in the panoramic sea views. This welcoming space leads directly into the lounge and dining area, where exposed wooden beams and an original stone wall with multi-fuel stove create an atmospheric focal point. Dual-aspect windows allow natural light to flood the room while framing uninterrupted views across the coastline and surrounding fields. The kitchen, located on the ground floor, provides a practical workspace with room for essential appliances. Also on this level is a quiet double bedroom, positioned to the rear of the property and overlooking open fields. Upstairs, the well-appointed bathroom features a white suite and tiled walls. The spacious principal bedroom offers excellent scope for reconfiguration, benefiting from a raised dormer area and access to an eaves cupboard. A boxroom sits across the landing, perfect for storage or a home office. This semi-detached cottage with its character features, generous outlooks and scope for upgrading throughout, presents a wonderful opportunity to create a beautiful family home or a highly attractive coastal holiday retreat.





## EXTERNALLY:

The property benefits from a stone-built outhouse, providing useful additional storage or workshop space. Grassed areas to the rear and side offer pleasant spots to enjoy views over the surrounding fields. To the front, the cottage enjoys expansive, uninterrupted coastal views, with convenient parking available directly outside the property.



## SERVICES:

Mains Electricity and Water. Septic Tank Drainage.

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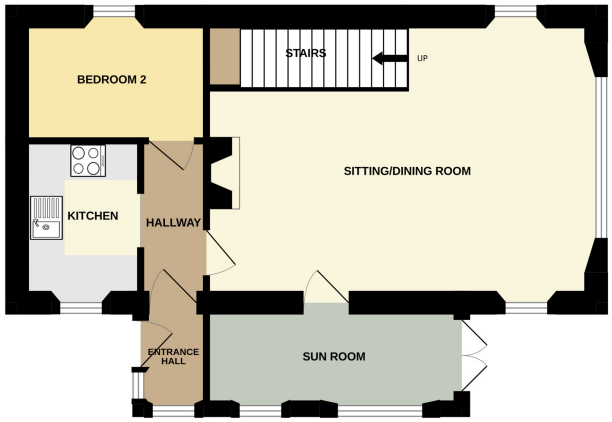
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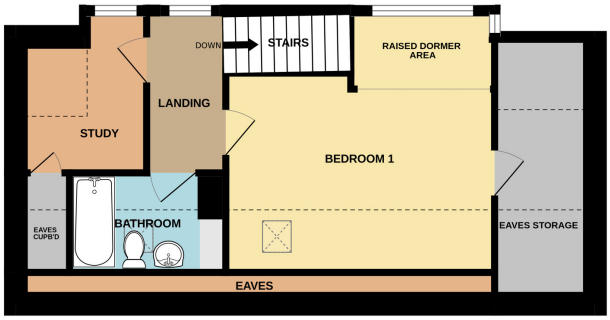
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FLOOR PLAN:

GROUND FLOOR




1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- ENTRANCE HALL (1.77M X 1.18M)
- KITCHEN (2.74M X 2.09M)
- LIVING / DINNG ROOM (6.57M X 4.82M)
- LANDING (2.31M X 1.33M)
- EAVES CUPBOARD (1.69M X 0.86M)
- BEDROOM 1 (2.89M X 4.27M)
- EAVES STORAGE (4.50M X 2.09M) at widest
- INNER HALWAY (2.73M X 0.90M)
- BEDROOM 2 (3.19M X 2.02M)
- SUNROOM (4.31M X 1.74M)
- STUDY (2.40M X 2.33M) restricted headroom
- BATHROOM (2.90M X 1.67M) at widest
- RAISED DORMER AREA (2.42M X 1.25M)

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IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.

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