



A charming 2-bedroom cottage with stunning views over Burnmouth Bay and the harbour. With cosy living spaces, a private courtyard, and tranquil coastal surroundings, this property perfectly blends traditional charm with modern comfort.

Partanhall, Lower Burnmouth,
Scottish Borders, TD14 5SR

 2  1  1

 123 Sqm

Offers Over £315,000

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About this property

Nestled in the picturesque village of Lower Burnmouth, Shoreline Cottage is a charming semi-detached 2-bedroom cottage offering some of the most breathtaking views in Berwickshire. Positioned to capture the serene beauty of Burnmouth Bay, this property overlooks the bustling working harbour, where the scene changes daily with fishing boats at work and dolphins frolicking just offshore.

The ground floor welcomes you with a cosy sitting room, where a wood burner provides warmth and ambiance, perfect for those chilly coastal evenings. The sitting room flows seamlessly into the dining kitchen, a generous space designed for both culinary endeavours and social gatherings. Off the kitchen, a large utility room offers convenience and ample storage, making everyday tasks a breeze.

Upstairs, the property features a spacious double bedroom complete with built-in wardrobes, ensuring ample storage. A second double bedroom provides additional space for family or guests. The separate family shower room is modern and well-appointed, catering to the needs of the household.

Externally, to the rear of the cottage, a private courtyard offers a peaceful retreat where you can enjoy the fresh sea air and perhaps even dine al fresco. This secluded space is ideal for relaxation and unwinding after a day exploring the stunning coastal surroundings.

One of the standout features of Shoreline Cottage is the spectacular harbour views that can be enjoyed from nearly every room. The ever-changing panorama includes fishing boats, the rhythmic ebb and flow of the tides, and the occasional playful dolphins in the bay, offering a daily dose of coastal charm.

Shoreline Cottage, Lower Burnmouth, is more than just a home; it's a lifestyle. This unique property combines traditional charm with modern comforts, set against the backdrop of one of the most scenic and tranquil locations in the area. Whether you're looking for a permanent residence or a coastal retreat, this cottage offers a rare opportunity to own a piece of Berwickshire's stunning coastline.

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Plans

Approx. gross internal floor area

123 Sqm

Accommodation Comprises

Ground Floor

Reception Hallway, Sitting Room, Dining Kitchen,
Utility Room

First Floor

Two Double Bedrooms, Family Shower Room.

Garden Grounds

Private Courtyard to Rear, Stunning Views Over
Burnmouth Bay



14 & 15 PARTANHALL, BURNMOUTH, TD14 5SR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,325 SQ FT / 123 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Local Area

Lower Burnmouth is a fishing hamlet and working harbour which enjoys a fabulous and unique location on the east coast of the Scottish Borders in Berwickshire. The area is known locally for its abundance of natural beauty, wildlife and interesting geological formations, and forms part of the Burnmouth Coast SSSI. The Bay often sees dolphins and seals playing off the coast and when the tide is out there are many rock pooling and exploring opportunities along the shoreline.

The countryside surrounding Burnmouth is also particularly beautiful, with the historic and vibrant village of Coldingham only a few miles up the road, famous for its 15th century Priory. The general area around Burnmouth is well catered for with a village pub and Eyemouth offering some excellent local conveniences including a Co-op, local shops, restaurants and pubs together with well regarded local primary and secondary schooling. Further schooling is nearby with Belhaven Hill School in Dunbar and Longridge Towers School near Berwick, both very well thought of public schools in the area.

Berwick-upon-Tweed is famous for its stunning architecture, has a wide selection of amenities and is well serviced with local and national shops, five national supermarkets and schooling for all ages including a private school at Longridge Towers. Berwick also has a

selection of leisure and sports clubs, banks, public houses, restaurants and The Maltings theatre and cinema which offers daily shows and movies.

There is a main line railway station which has regular trains to both Edinburgh, Newcastle and London, both Edinburgh and Newcastle are sub one hour travel time and London is circa 3 hours 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access to both north and south respectively.

Country and sporting pursuits are also readily available, including hill walking, salmon and trout fishing, riding, hunting and shooting. Golf is available locally; within twenty minutes' walk lies Berwick Golf Course and other courses can be found at Goswick, Eyemouth and the Hirsell. Swimming, gym, squash and indoor bowling facilities exist at the Swan Centre in Berwick-upon-Tweed.



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Location

Distances

Berwick upon Tweed Train Station 6 Miles, Reston Train Station 6 Miles, Eyemouth 3 Miles, Coldingham 5.5 Miles, Edinburgh 51 miles, Newcastle upon Tyne 70 miles.

(distances are approximate).

What3Words



Key Information

Local Authority

Scottish Borders Council

Council Tax

Band = D

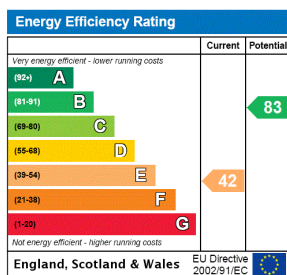
Tenure

Freehold

EPC

SHORELINE EPC

EPC Rating = E



General Remarks

Services:

Mains water, drainage and electricity.

Electric Heating

Full fibre broadband services are available.

Fixtures and Fittings:

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation:

Shoreline Cottage is not a listed building or in a conservation area.

Internet Web Site:

This property and other properties offered by Paton & Co can be viewed on the following websites:

www.patonandco.com / www.rightmove.co.uk / www.zoopla.co.uk / www.onthemarket.com / www.primelocation.com

Enquire



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Book a valuation

Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

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3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment

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