

**27 Winton Park  
Cockenzie, EH32 0JN**  
OFFERS OVER £130,000

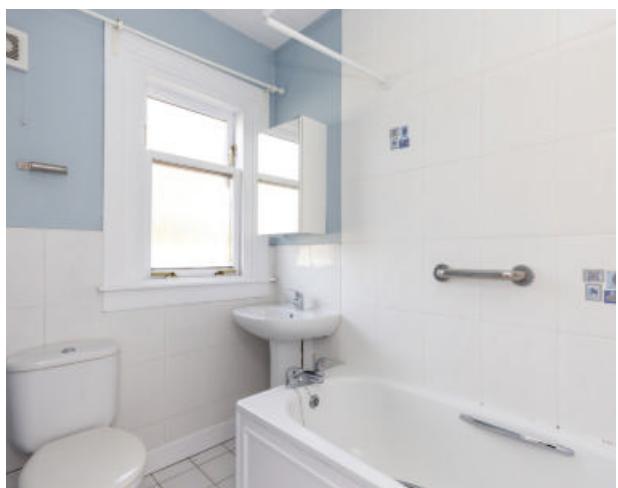


- Lower villa within quiet cul de sac
- Hall with storage, livingroom
- Stylish modern fitted kitchen
- Two double bedrooms, one with fitted wardrobe
- Bathroom with shower over bath
- Gas central heating and double glazing
- Large front and rear gardens
- EPC Band C, Council tax band B

### Description

This is a bright and spacious lower villa (66m sq) on a generous corner plot within this small, quiet cul de sac. The property is in good decorative order and benefits from gas central heating and double glazing throughout. The accommodation comprises an entrance vestibule with deep storage cupboard, hall with storage cupboard, front facing livingroom, a modern fitted kitchen with appliances, two rear facing double bedrooms, one with fitted mirror fronted wardrobes and a part tiled bathroom with modern three piece suite including a shower over the bath.





## Location

Only a few minutes away from the coastal path, Winton Park is a small no through road close to the popular primary school. Port Seton and Cockenzie is a unified town in East Lothian right on the coastal path of the southern shore of the Firth of Forth. It is steeped in history and retains a working harbour and other points of interest. The town has evolved into a popular commuter base being only four miles east of Musselburgh and with ready access to Edinburgh (10 miles). There are social and recreational amenities including a community centre, shopping facilities and primary school. Regular bus services operate and fast main roads via the A1 and Edinburgh City Bypass which connects quickly and easily motorway networks. A rail station is found at neighbouring Prestonpans offering a regular services right into Edinburgh's City Centre.

## Gardens and parking

The front garden is enclosed and has lawn, raised flower beds and a number of established shrubs and plants. The rear garden is also enclosed and has a mixture of slate chips and paving with a wooden shed. There is also a large communal drying area to the rear of the property. There is unrestricted on street parking available to the front of the property.

## Extras

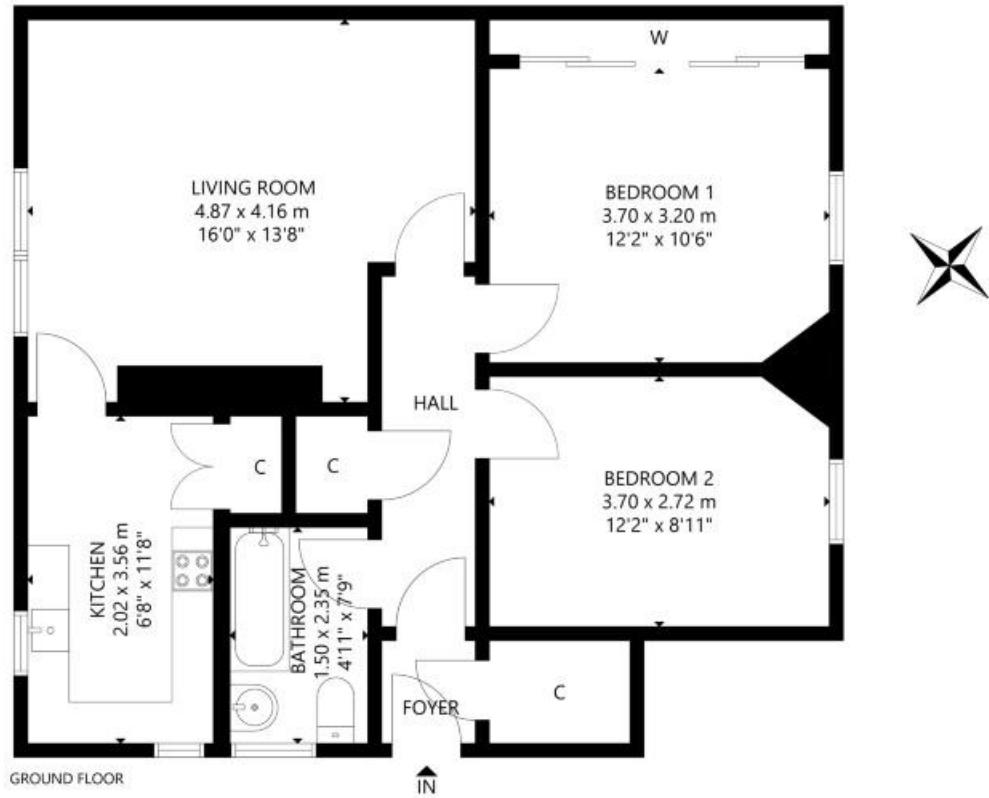
The fitted floor coverings, integrated gas hob, oven, cooker hood, automatic washing machine, tumble dryer, fridge/freezer and wooden shed are included within the sale price.

## Home Report

The property is valued at £135,000 and the Home Report is available via the ESPC listing.

## Viewing

By appointment telephone Agents on 0131 665 3131.



27 WINTON PARK, COCKENZIE, EH32 0JN  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 709 SQ FT / 66 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Call us on 0131 229 3399 or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
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