

**10 Elcho Place**  
Cockenzie, EH32 0DL

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# "10 Elcho Place is a traditional, deceptively spacious, mid terraced cottage situated in the popular coastal village of Cockenzie"

- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- FAMILY/DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- OFFICE
- DRIVEWAY
- FRONT & REAR GARDENS















## LOCATION

Situated in the popular East Lothian coast, Cockenzie is a village of great historical interest and a small fishing port. Its seaside parks, coastal walkways and harbour are all great places to escape the hustle and bustle. With Prestonpans train station close by, residents can enjoy both the countryside and all the amenities that the capital has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car, with the A1 providing a fast and convenient commute. Regular bus services also travel from here into Edinburgh and beyond. Cockenzie benefits from local shops, an art gallery, a post office, a nursery and Cockenzie Primary School. Secondary education is provided at Preston Lodge High School in nearby Prestonpans. Loretto School in Musselburgh also offers private schooling from primary to senior level. For more extensive shopping facilities, nearby Fort Kinnaird Retail Park is home to a wealth of high-street stores, a cinema complex and eateries. The surrounding area promises great fitness and outdoor pursuits, which include a gym, weights room, sports hall, outdoor pitches and athletics facilities at Meadowmill Sports Centre, plus some of the many golf courses that East Lothian is famous for.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

## DESCRIPTION

10 Elcho Place is a traditional, deceptively spacious, mid terraced cottage situated in the popular coastal village of Cockenzie, just a few minutes' walk from the Harbour. Having been extensively modernised throughout the years, this beautifully presented family home offers flexible accommodation over ground and first floor. The bright and spacious accommodation comprises: welcoming entrance hall; front facing formal sitting room/bedroom 3 with press cupboard; rear facing living room with a beautiful feature, traditional fireplace; inner hall with stair leading to the upper landing; generous open plan modern kitchen/dining room; versatile family room with bi-folding doors leading out on to the private, enclosed, south facing rear garden; shower room with quadrant, mains fed shower and family bathroom with roll top bath. On the upper floor there are two further excellent sized double bedrooms; double bedroom 1 and double bedroom 2 with southerly aspects from the Juliet balcony. There is also office space situated to the rear of the garage with light and power. Further benefits include: planning permission for converting the the garage into additional family accommodation, plans available upon request; gas central heating; double glazing and single driveway to the rear.

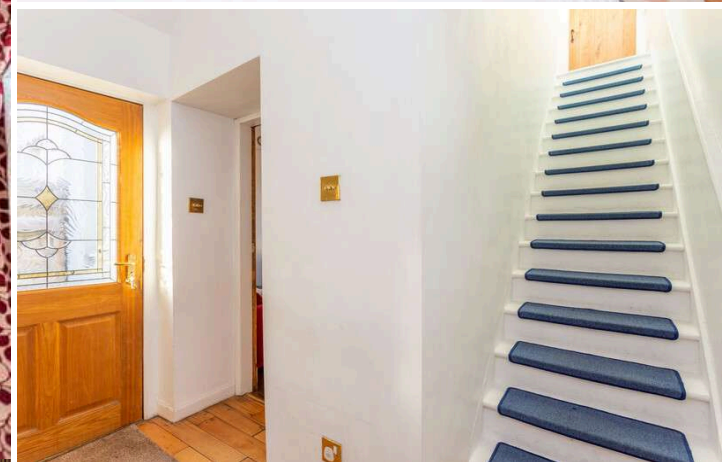
## EPC RATING

The energy efficiency rating for this property is band D

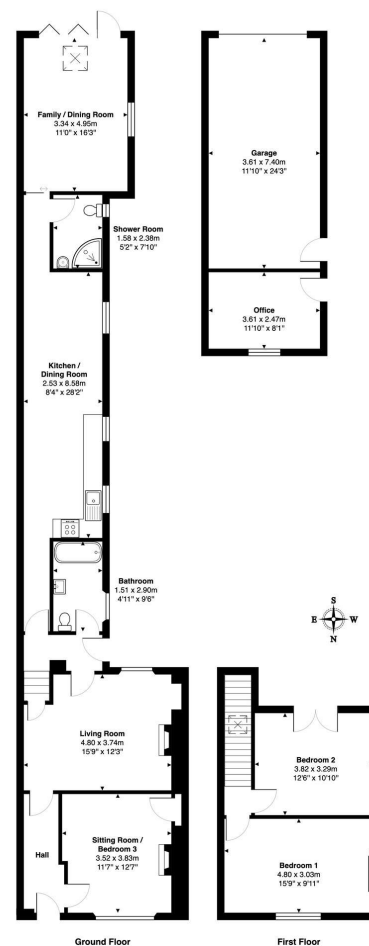
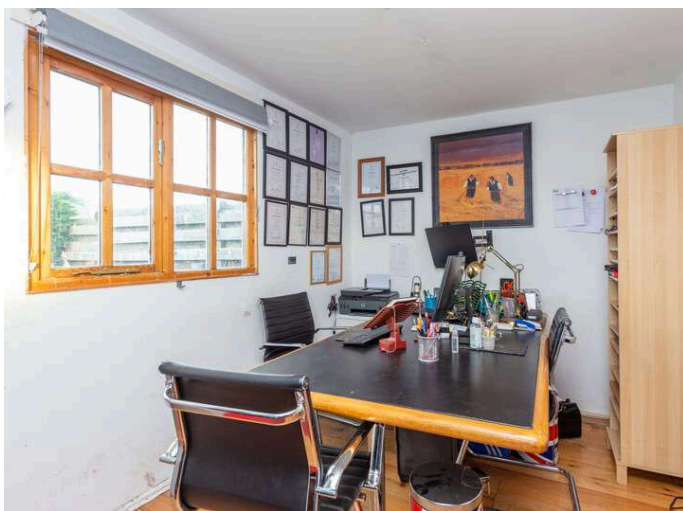
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