

73a High Street Cockenzie, EH32 ODG

OFFERS OVER £140,000



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- Upper flat within conservation area
- Now requiring some modernisation
- Living room, diningroom with kitchen off
- Two double bedrooms with fitted wardrobes
- Fully tiled bathroom
- Gas central heating, partial double glazing
- Floored attic with conversion potential
- EPC Band D, Council tax band C

Description

Situated in a conservation area, this is a spacious upper flat (79m sq) with a large floored attic which may be suitable for conversion subject to local planning consents and permissions. The property has gas central heating and partial double glazing and may benefit from a degree of modernisation. The accommodation comprises, an entrance hall, living room with feature fire, rear facing diningroom with fitted kitchen to rear, front facing double bedroom with fitted wardrobes, second double bedroom with windows to the hall and fitted wardrobes and finally a fully tiled bathroom with three piece white suite including an electric shower, curtain and rail over the bath.





Location

Cockenzie enjoys a coastal setting on the southern shores of the Firth of Forth with attractive working harbour. It is a quiet yet convenient setting only 5 miles from the centre of Musselburgh and is within easy reach of Edinburgh City Centre. Cockenzie and Port Seton have historic interests and has proved a popular choice with discerning purchasers of all age groups. There are social and recreational amenities including a community centre and shopping facilities as well as being close to Cockenzie primary school. Regular bus services operate and fast main roads lead to all surrounding areas via the A1 and Edinburgh City Bypass, which connects quickly and easily motorway networks. At neighbouring Prestonpans there is a rail station offering a regular service to Edinburgh Waverley.

Gardens and parking

There is unrestricted parking to the front of the property.

Extras

The fitted floor coverings, curtains, electric cooker, automatic washing machine and dishwasher are included within the sale price.

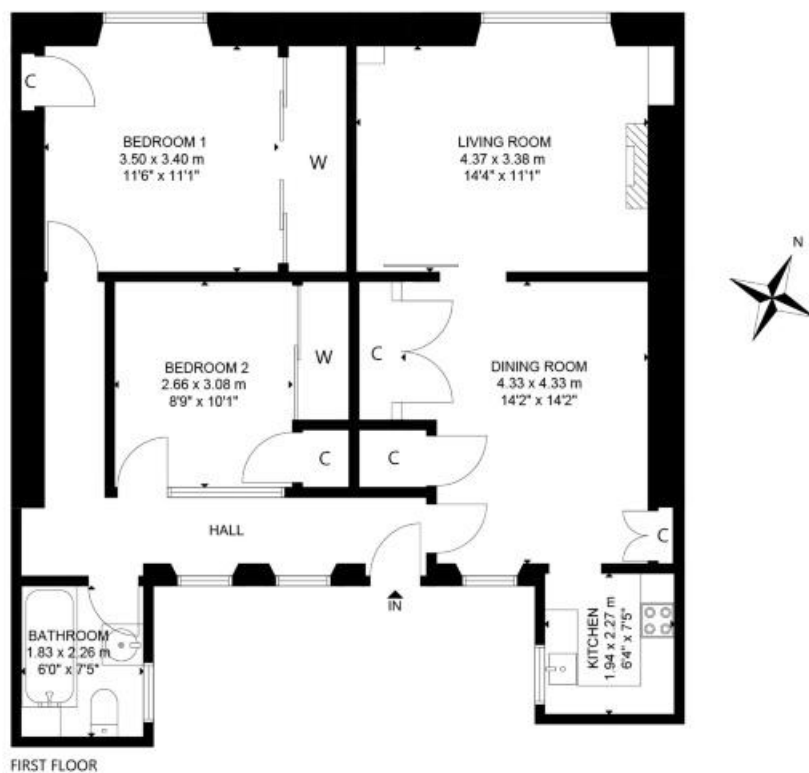
Home Report

The property is valued at £145,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.





FIRST FLOOR

73A HIGH STREET COCKENZIE EH33 0DG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 912 SQ FT / 85 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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