

103a High Street Cockenzie, EH32 0DQ

OFFERS OVER £160,000



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- Double upper flat within conservation area
- In good decorative order
- Living room, Kitchen/diningroom
- Two double bedrooms
- Modern shower room
- Gas central heating, partial double glazing
- Well maintained communal rear garden
- EPC Band D, Council tax band C

Description

Situated in a conservation area, this is a spacious double upper flat (79m sq) with a sea view to the front. The property has gas central heating and partial double glazing and is in good decorative order throughout. The accommodation comprises, an entrance hall, living room with feature fireplace and stripped wooden floor, rear facing modern fitted kitchen/diningroom with appliances included, upstairs are the front facing double bedroom with fitted wardrobes, second double bedroom with shelving and finally a stylish shower room with modern two piece white suite and separate shower cabinet.





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 a well maintained, large communal garden with lawn, established shrubs and trees as well as a paved communal drying area and a private under stair storage cupboard. There is unrestricted parking to the front of the property.

Extras

The fitted floor coverings, curtains, blinds, integrated gas hob, oven, cooker hood, automatic washing machine, fridge and freezer are included within the sale price.

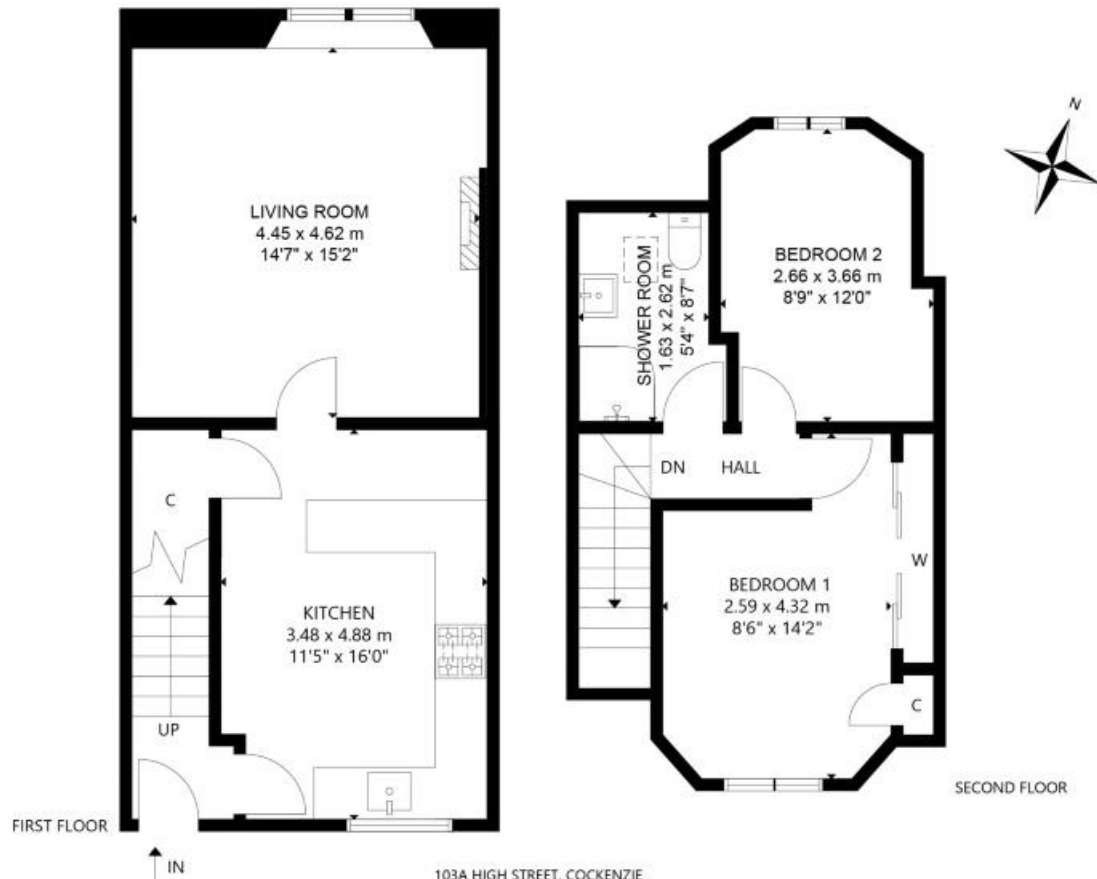
Home Report

The property is valued at £165,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.





103A HIGH STREET, COCKENZIE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 811 SQ FT / 76 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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