

110c High Street Cockenzie, EH32 0DQ

OFFERS OVER £120,000

dm
property

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- Second floor flat with panoramic sea views
- In excellent decorative order
- Living room, Kitchen with balcony
- Double bedroom
- Stylish bathroom
- Gas central heating
- Well maintained communal rear garden
- EPC Band E, Council tax band A

Description

Situated in a conservation area, this is a spacious second floor flat (45m sq) with a spectacular, panoramic sea view to the rear. The property has gas central heating and is in good decorative order throughout. The accommodation comprises, an entrance hall, living room with gas fire, rear facing modern fitted kitchen with a balcony offering a spectacular view, double bedroom with fitted wardrobes and storage cupboard and finally a stylish bathroom with modern three piece white suite including an electric shower and screen 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 a well maintained, large communal drying green and a storage cupboard at the top of the communal stair. There is unrestricted parking to the front of the property.

Extras

The fitted floor coverings, curtains and blinds are included within the sale price.

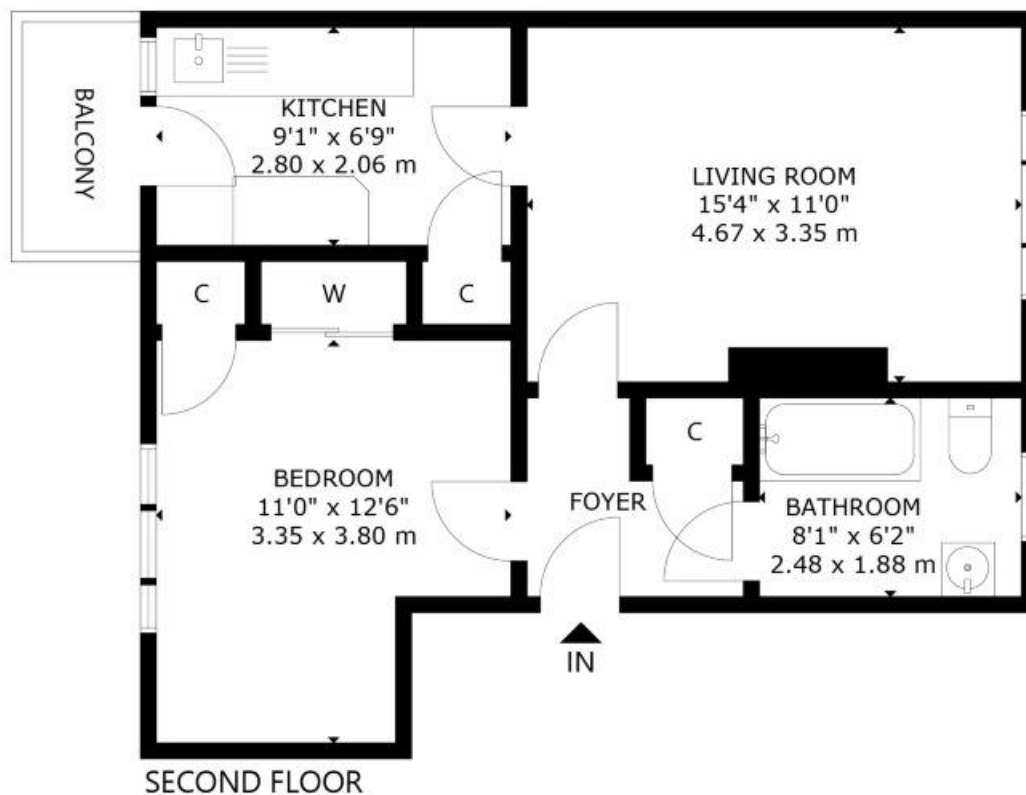
Home Report

The property is valued at £125,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.





110C HIGH STREET COCKENZIE EH32 0DQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 506 SQ FT / 47 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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