

COULTERS[©]

ALDERSYDE EDINBURGH ROAD

COCKENZIE, EH32 0HQ

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A rarely available opportunity to secure a large detached family home in the popular coastal village of Cockenzie. This imposing property with driveway and wrap around garden makes for a fantastic refurbishment project.

The property provides a flexible layout comprising on the ground floor; entrance hall, sitting room with dual aspect windows and working fire place with original mantel, large dining kitchen with separate utility and access to the garden, WC and a spacious double bedroom.

On the first floor there are three further double bedrooms one with a large ensuite, a family shower room, and Ramsay ladder providing access to a fully floored loft space above.

KEY FEATURES

 Fantastic refurbishment project

 Private wrap around garden

 Within a short walk of the local primary school

 Four double bedrooms, one with en suite

 Large driveway for multiple cars

 Close to all local amenities



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THE LOCAL AREA

Cockenzie is a small coastal village around 12 miles east of Edinburgh. The area of Cockenzie and Port Seton benefits from excellent local amenities, including shops, a community centre and a primary school. Secondary schooling is catered for at Prestonpans.

The surrounding area offers beautiful sandy beaches, coastal walks and a huge variety of golf courses.

The property is ideally situated for commuting, just 5 miles from the centre of Musselburgh, and Edinburgh can be reached within 30 minutes by car with easy access to the A1 and city bypass. The railway station at Prestonpans is a few minutes' drive away and there is also a regular bus service to the city centre.

EXTRAS

Curtains, lights, dishwasher, and washing machine all included in the sale.

No guarantees are provided for these items.

Note: fireplace in bedroom 4 not in working order.



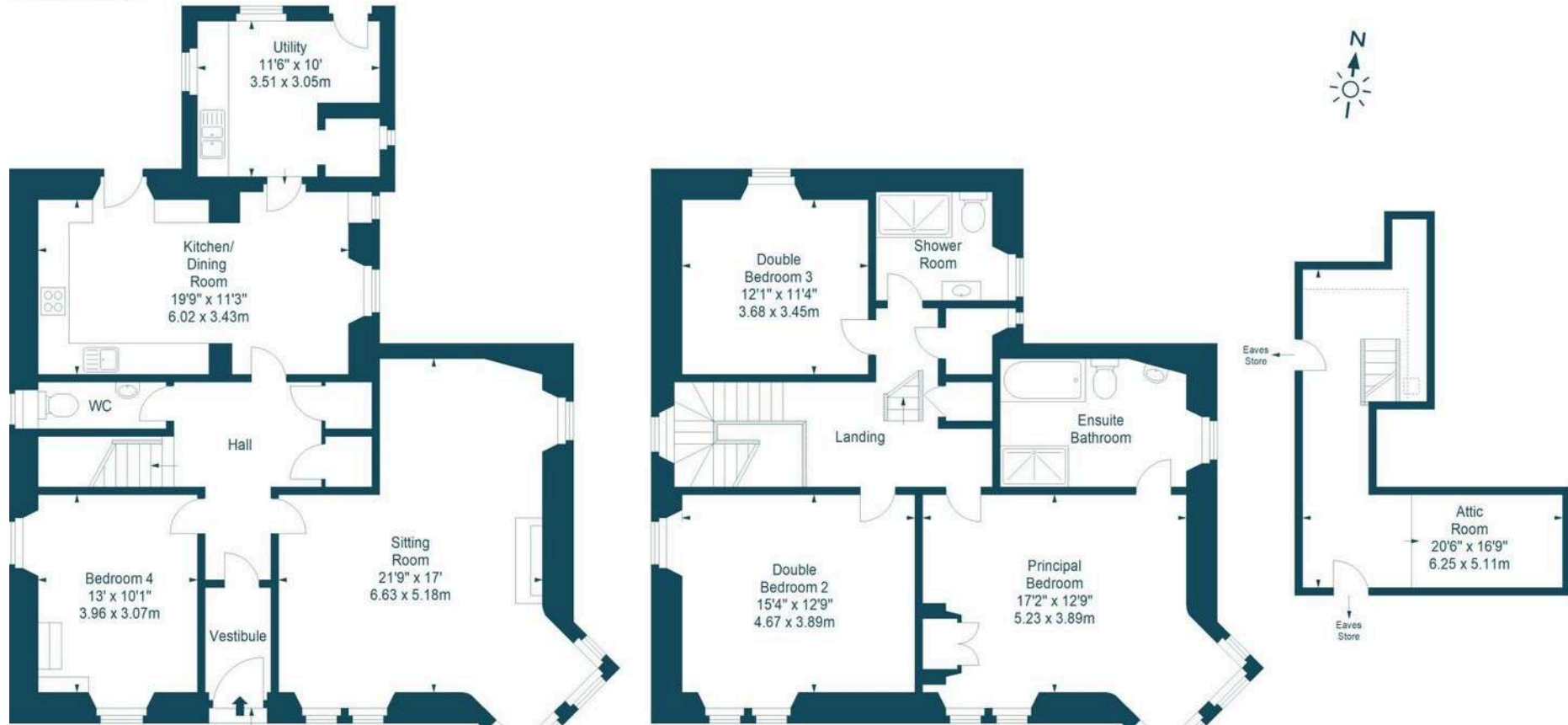
Aldersyde,
Edinburgh Road,
Cockenzie,
Prestonpans,
East Lothian, EH32 0HQ



Approx. Gross Internal Area
2043 Sq Ft - 189.79 Sq M

Attic
Approx. Gross Internal Area
201 Sq Ft - 18.67 Sq M

For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.