



GARDEN STIRLING BURNET

10 WEST LORIMER PLACE,
COCKENZIE, PRESTONPANS, EH32 0JF





Part of the Cockenzie and Port Seton conservation area, this traditional stone-built house is a charming mid-terrace residence that offers a relaxed coastal lifestyle in a quaint village. The three-bedroom property further boasts spacious accommodation, including two reception rooms, excellent built-in storage, and a family-friendly rear garden. It also has a southwest-facing aspect and a private garage.

Inside, you are greeted by an entrance vestibule that leads through to a hall with built-in storage. At the end of the corridor is the living room. This reception area is spaciouly proportioned to accommodate an excellent choice of comfortable furnishings. It is ideal for everyday use, and is framed by a handsome feature fireplace. In the kitchen, wood-fronted cabinets provide plenty of storage, alongside sweeping worksurfaces that house freestanding appliances (electric cooker, fridge/freezer, and dishwasher). It has space for a washing machine too. Openly extending off the kitchen is a good-size dining room that features French doors for a seamless transition to the garden. This open flow of accommodation also creates a dual aspect, ensuring both spaces are bathed in lots of natural light.

FEATURES

- A traditional mid-terrace house
- In the Cockenzie conservation area
- Near the coast and harbour
- 30 minutes by car from Edinburgh city centre
- Vestibule and hall with built-in storage
- Spacious living room
- Well-appointed kitchen
- Dining room with rear garden access
- Three double bedrooms
- Modern three-piece shower room
- Ample built-in storage
- Private front and rear gardens
- Private garage for secure parking
- Gas central heating and double glazing





Completing the ground floor is a modern three-piece shower room and the principal bedroom. This bedroom is a spacious double with generous wardrobe storage and a southwest-facing aspect. The two remaining double bedrooms are on the first floor. Bedroom two enjoys a garden outlook, whilst bedroom three benefits from two built-in wardrobes, an additional built-in cupboard, and a southwest-facing dormer window. Currently, the latter is arranged as an office, showcasing the versatility of the home. Gas central heating and double glazing ensure year-round comfort.

Outside, there is a low-maintenance front garden and a fully-enclosed rear garden, which is laid with a neat lawn and a patio area for outdoor dining. For secure off-street parking, the property has a private garage with mains power and lighting.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, and a dishwasher to be included.







Cockenzie, East Lothian

Situated on the rugged East Lothian coast is Cockenzie, a coastal village of great historical interest and a small fishing port. The open seaside parks, coastal walkways and harbour are all great places to escape the hustle and bustle and enjoy the outdoors. With Prestonpans train station close by, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car, with the A1 providing an accessible and fast commute. Regular bus services travel from here to Edinburgh and beyond. Cockenzie benefits from local shops, an art gallery, a Post Office, a nursery and Cockenzie Primary School. Nearby Prestonpans offers Preston Lodge High School. Loretto offers private schooling at both primary and secondary level and is less than 4 miles away. For further and extensive shopping, nearby Fort Kinnaird Retail Park offers a wealth of High Street stores and take-away outlets. The surrounding area offers great fitness and outdoor pursuits including Meadowmill Sports Centre, various golf courses, a bowling club, walking and cycling trails, fishing and horse-riding.







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FLOORPLAN

