

48d High Street Cockenzie, EH32 0DG

OFFERS OVER £180,000



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- First floor flat with stunning sea view
- In excellent decorative order
- Living room, Kitchen/diningroom
- Two double bedrooms, single bedroom
- Modern bathroom
- Gas central heating, double glazing
- Residents car parking
- EPC Band C, Council tax band C

Description

Located just off Cockenzie High Street with direct sea front access, this is a spacious first floor flat (67m sq) within a modern block with a stunning sea view to the front. The property has gas central heating, double glazing and is in excellent decorative order throughout. The accommodation comprises, an entrance hall, living room with box bay window offering superb sea views, front and side facing modern fitted kitchen/diningroom with appliances included, two generous double bedrooms, both with fitted wardrobes, a single bedroom with storage and finally a part tiled modern 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 a residents parking area to the front of the property as well as ample unrestricted on street parking to the rear.

Extras

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

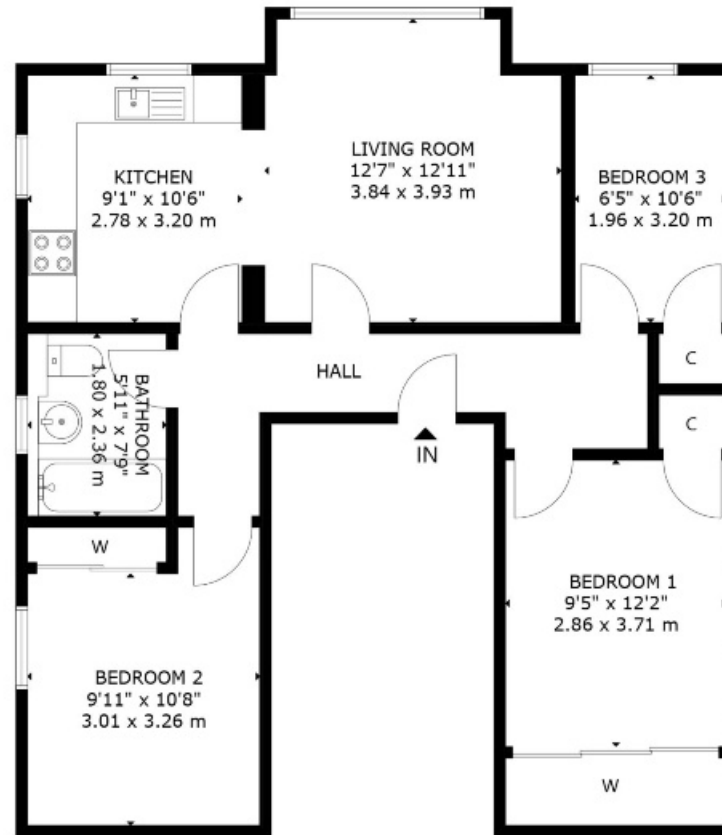
Home Report

The property is valued at £185,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.





FIRST FLOOR

48D HIGH STREET, COCKENZIE, EH32 0DG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 788 SQ FT / 73 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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