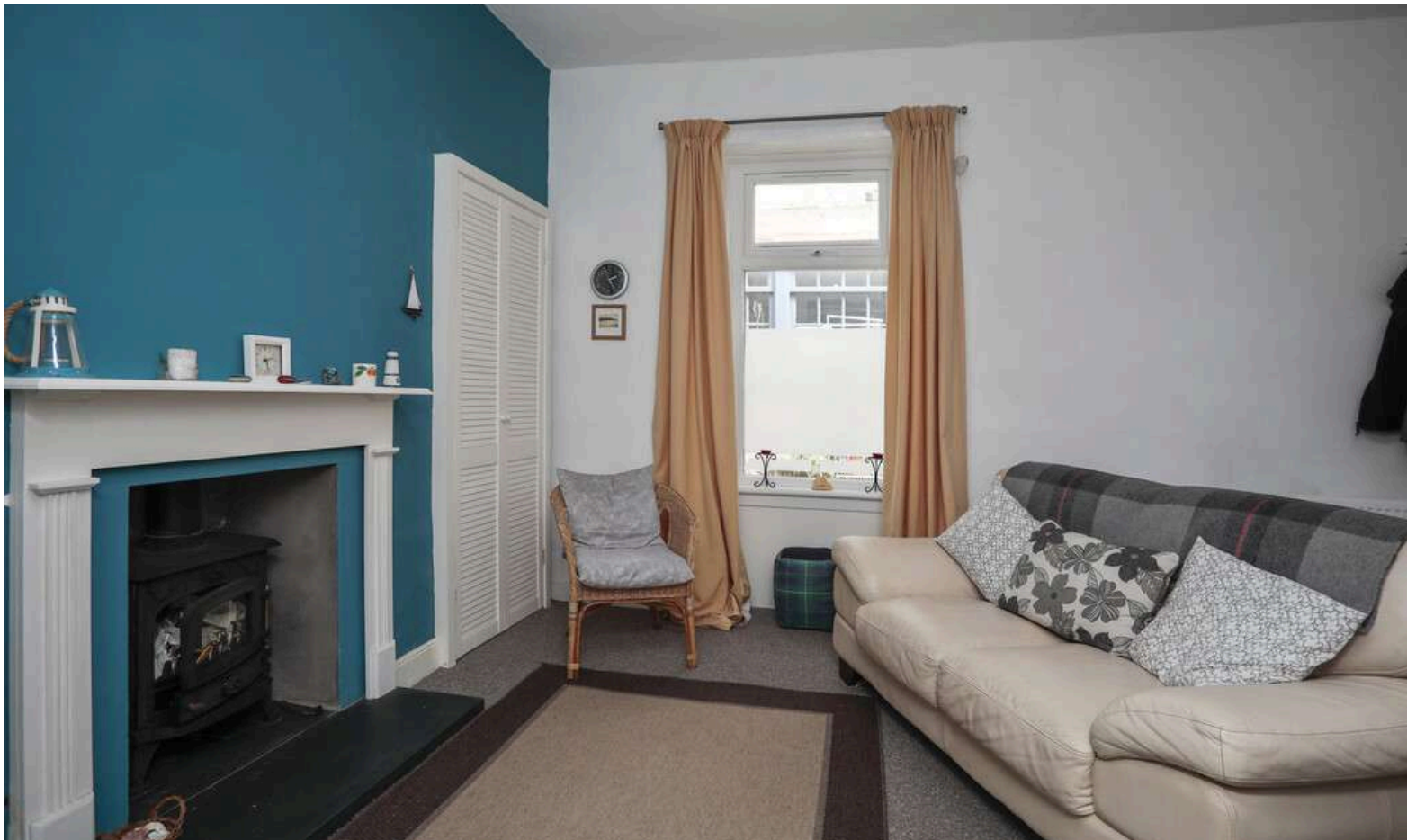




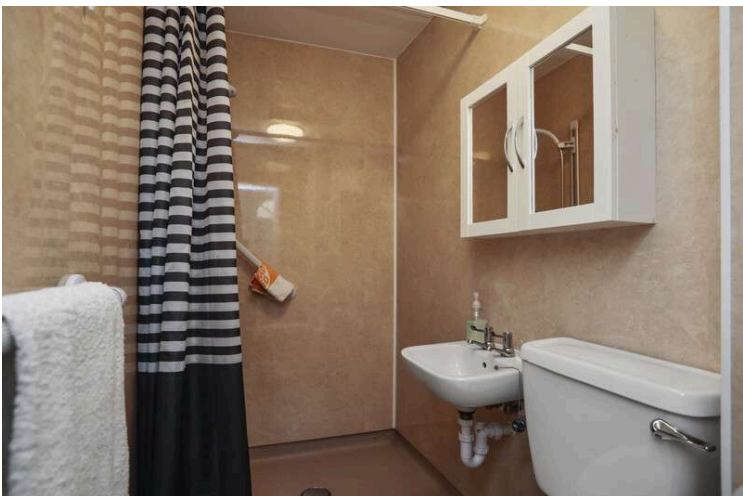
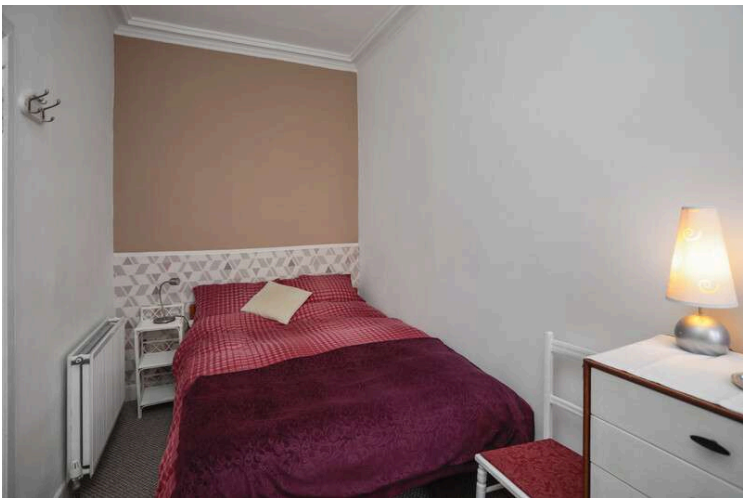
7 New Street, Cockenzie, Prestonpans, EH32 0HN

www.mcdougallmcqueen.co.uk



Quaint, very rarely available, charming traditionally built attached cottage. McDougall McQueen are delighted to present to the market this lovely property which has been tastefully upgraded and improved to provide superb accommodation. Ideal for those looking for ground floor living, and with great potential to provide a holiday let, the property is superbly located in a hide-away setting in the gorgeous East Lothian coastal village of Cockenzie, minutes from, and within walking distance of the coast, this attractive property is presented to the market in walk-in condition throughout. The property is accessed via a vennel off New Street and has a shared garden to the rear, with on-street parking to the front. The property is within walking distance of all amenities, whilst being ideally placed for the commute to Edinburgh and the surrounding areas. Viewing is by appointment and should be made at your earliest convenience as we believe this is an opportunity not to be missed.

- Access via a vennel off New Street
- Small hallway entrance
- Wet room with walk-in shower area with electric shower, wc, and sink
- Living and dining room with fireplace and multi-fuel stove, window to the front, and staircase access to a large attic store area
- Fitted kitchen with window to the rear, a range of units, ceramic touch control electric hob, oven, washing machine and fridge freezer
- Double bedroom
- Flexible floored and lined attic room with two Velux windows to the front, two Velux window to the rear, complete with light and power
- Double glazing and gas central heating
- Shared rear garden and on-street parking



Location

Situated on the breath-taking East Lothian coast is Cockenzie, Port Seton and Prestonpans, they link with neighbouring villages along the scenic east coast where many pleasant walks may be enjoyed. The town offers a good range of local shopping facilities as well as banking/post office services, a health centre and dental surgery. A range of leisure facilities in the vicinity include a golf course and the Mercat Gait Centre with gym, dance studio and swimming pool. A more comprehensive range of shopping and recreational facilities are available only a short drive away in nearby Musselburgh. With a regular public transport service operating nearby, easy access to the A1 linking with major motorway networks/Edinburgh city by-pass and a local rail link makes this an ideal base for the commuter.

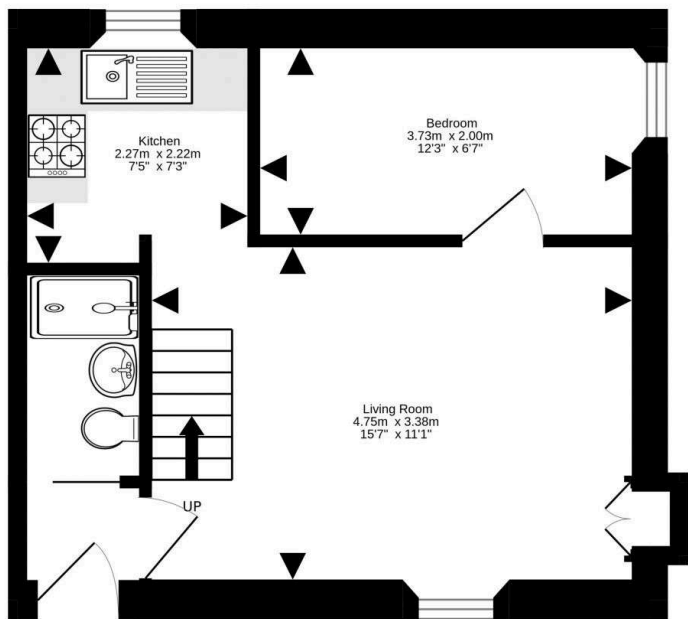
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen. All other items including furniture may also be available by negotiation.

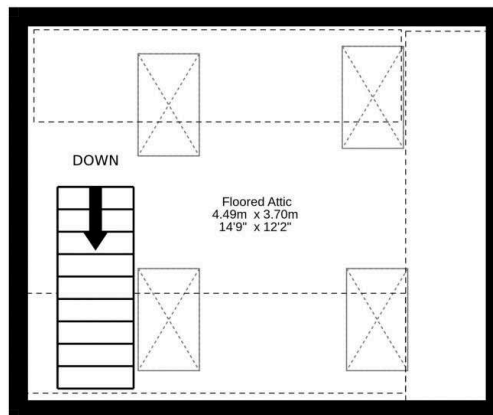
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band -D



Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

