



59 HIGH STREET

Cockenzie, Prestonpans, EH32 0DG



2

Public Room



2

Bedrooms



1

Bathroom



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Conveniently set on the High Street in Cockenzie, this traditional main-door upper flat offers a relaxed lifestyle just a stone's throw from the coast. The two-bedroom home features bright and airy accommodation that is well presented throughout. It further boasts two reception rooms, and a fully-floored substantial, versatile attic. The home also has fantastic built-in storage and a small private terrace. It further benefits from gas central heating and double glazing. It will certainly appeal to anyone looking for a coastal setting within commuting distance of the capital.

Cockenzie is a charming town with a historic harbour and lovely coastal walks. It boasts the beautiful East Lothian countryside on its doorstep, and is just 30 minutes by car from Edinburgh city centre. Regular buses service the town and there is a nearby train station in neighbouring Prestonpans, which is also home to an excellent selection of amenities. Closer to home, Cockenzie has a local primary school, and a good selection of bars, cafes, and eateries







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Spacious upper flat with a south-facing aspect
- Situated in the coastal town of Cockenzie
- Private main-door entrance to first-floor landing
- Generous living room with feature fireplace
- Good-size dining room with built-in storage
- Modern kitchen opening to a small private terrace
- Double bedroom with generous built-in wardrobes
- Second double bedroom with built-in storage
- Expansive floored attic with generous storage
- Bright shower room with a three-piece suite
- Unrestricted on-street parking along the High Street



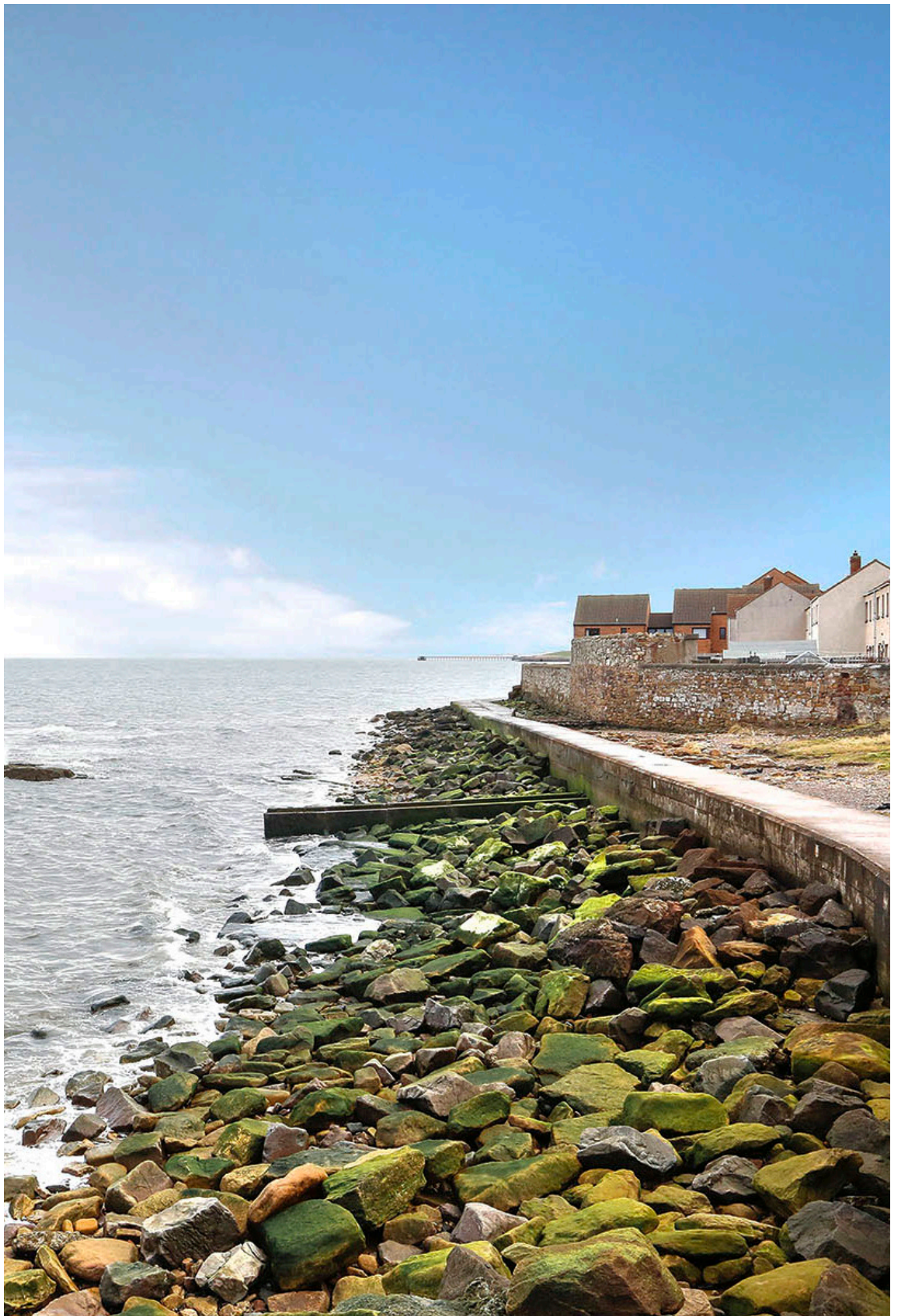




Extras: The oven, extractor hood, gas hob, dishwasher, light fittings, curtains in bedroom 2 and dining room to be included in the sale. The living room curtains, bedroom 1's curtains and other appliances available by further negotiation.

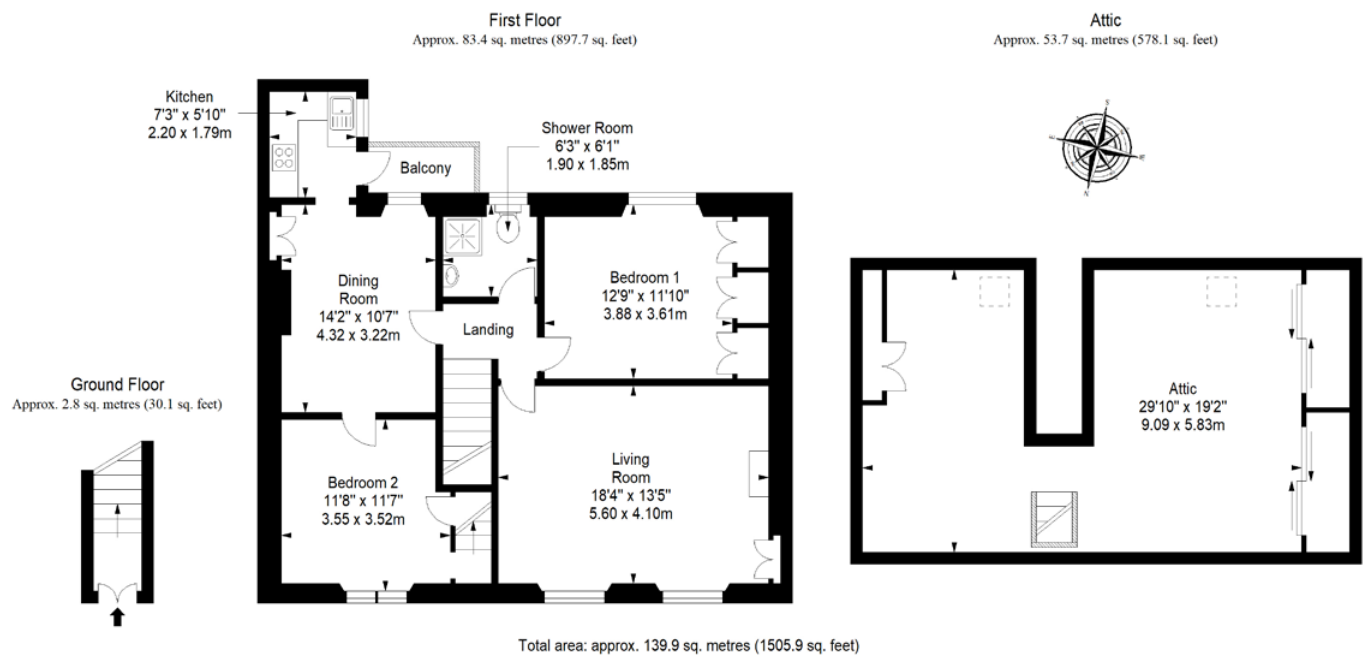
Please note, no warranties or guarantees shall be provided in relation to any of the appliances included in the price, as these items are left in a sold as seen condition.





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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