



6 Whin Park, Cockenzie, Prestonpans, East Lothian, EH32 0JQ

Light & Well-Presented, Two-Bedroom, Lower Villa with Gardens

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Property Description

Light and well-presented, this two-bedroom, main door traditional lower villa offers private gardens and bright, comfortable living, ideally suited to first-time buyers, downsizers and investors alike.

Positioned on a quiet residential street in the popular seaside village of Cockenzie, East Lothian.

Comprises a vestibule, hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

Highlights include a modern kitchen with appliances, a stylish bathroom with a separate shower, and extensive spotlighting. In addition, there are generous room sizes, tall ceilings, upgraded internal doors, double glazing, and gas central heating.

Externally, to the front, there is low-maintenance landscaping, while to the rear, there is a private garden plot and a shared drying green.

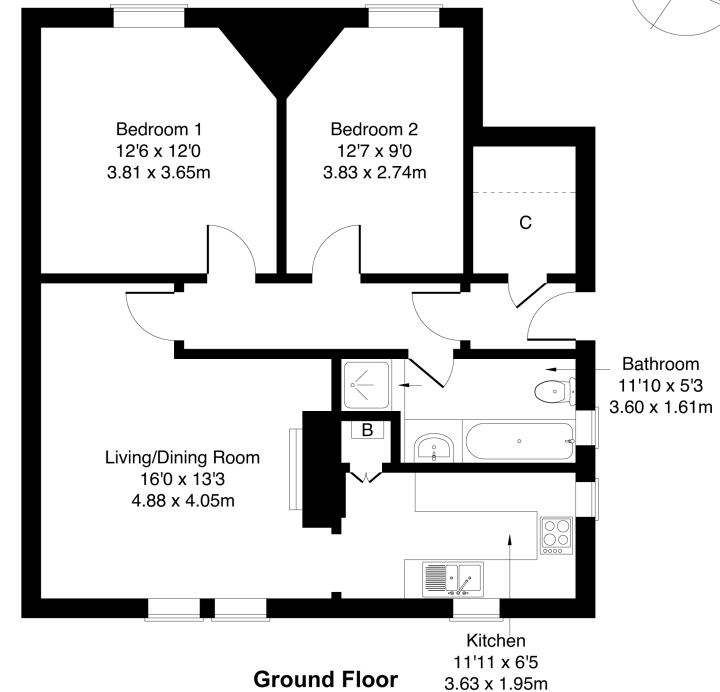
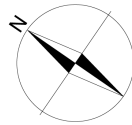
The welcoming vestibule provides useful cloak space and a large built-in storage cupboard before leading into the central hallway. To the front, a spacious and versatile living room offers ample room for both lounge and dining furniture, enhanced by a modern fireplace, fitted shelving, a wall-mounted TV point and attractive spotlighting. Accessed from the living room, the modern kitchen benefits from dual-aspect windows, allowing for excellent natural light throughout the day. Fitted with a range of contemporary units and stone-effect worktops, it offers generous storage and includes an oven and hob, dishwasher, fridge/freezer, washing machine and sink with a drainer.

To the rear, two well-proportioned double bedrooms enjoy a pleasant outlook over the rear gardens and feature carpeted flooring, coving and pendant lighting. Completing the accommodation, the generous bathroom is fitted with a stylish modern suite, separate shower cubicle, fitted storage, a ladder-style radiator and contemporary spotlighting.



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Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Port Seton and Cockenzie, once traditional fishing villages, are now sought-after commuter hubs in East Lothian, offering a charming blend of historic character and modern convenience, easily appreciated with a stroll through their old towns and harbours. The area provides excellent local amenities, including a Co-operative Food store, with a wider range of shops and services available in nearby Prestonpans. Just a short drive along the A1, Fort Kinnaird retail park boasts numerous high-street retailers, popular dining options, and a multi-screen cinema. Families benefit from local

primary schools, while secondary education is available in Prestonpans. The scenic coastline offers sandy beaches, nature reserves, and a variety of golf courses, perfect for outdoor enthusiasts. Public transport links are strong, with regular services into Edinburgh and a train station at Prestonpans—complete with parking—ensuring an easy and direct commute into the city centre.





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