



Rowan Cottage, 2 South Lorimer Place
Cockenzie, EH32 0JE

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"Rowan Cottage, 2 South Lorimier Place, is a stunning mid-terraced extended cottage"

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING





LOCATION

Situated in the popular East Lothian coast, Cockenzie is a village of great historical interest and a small fishing port. Its seaside parks, coastal walkways and harbour are all great places to escape the hustle and bustle. With Prestonpans train station close by, residents can enjoy both the countryside and all the amenities that the capital has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car, with the A1 providing a fast and convenient commute. Regular bus services also travel from here into Edinburgh and beyond. Cockenzie benefits from local shops, an art gallery, a post office, a nursery and Cockenzie Primary School. Secondary education is provided at Preston Lodge High School in nearby Prestonpans. Loretto School in Musselburgh also offers private schooling from primary to senior level. For more extensive shopping facilities, nearby Fort Kinnaird Retail Park is home to a wealth of high-street stores, a cinema complex and eateries. The surrounding area promises great fitness and outdoor pursuits, which include a gym, weights room, sports hall, outdoor pitches and athletics facilities at Meadowmill Sports Centre, plus some of the many golf courses that East Lothian is famous for.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



DESCRIPTION

Rowan Cottage, 2 South Lorimer Place, is a stunning mid-terraced extended cottage, offering well-proportioned accommodation arranged over two floors. The property is presented in exceptional condition throughout and has been significantly upgraded by the current owner. The accommodation comprises an entrance vestibule leading into a central hallway; a generous sitting room with a dining area to the rear, featuring bifold doors opening onto the enclosed walled garden; and a modern fitted kitchen with tiled splashback, ample floor and wall-mounted storage, and a slimline wine fridge. The front-facing double bedroom 2 benefits from beautiful shutters, while the stunning tiled family bathroom features a mains-fed rainfall shower over a roll-top bath. A carpeted staircase leads to the first floor.

The first floor is dedicated to a particularly spacious double bedroom, with twin-aspect windows flooding the room with an abundance of natural light and creating a bright and airy space. Useful eaves storage further complements the accommodation, completing this versatile and beautifully presented home. Externally, the property benefits from a small, low-maintenance front garden. To the rear is a private and enclosed garden, also designed for ease of maintenance and laid with artificial grass. The rear garden further benefits from a garden shed and convenient access to the rear lane. Further benefits include gas central heating and single-glazed windows.

The energy efficiency rating for this property is band C

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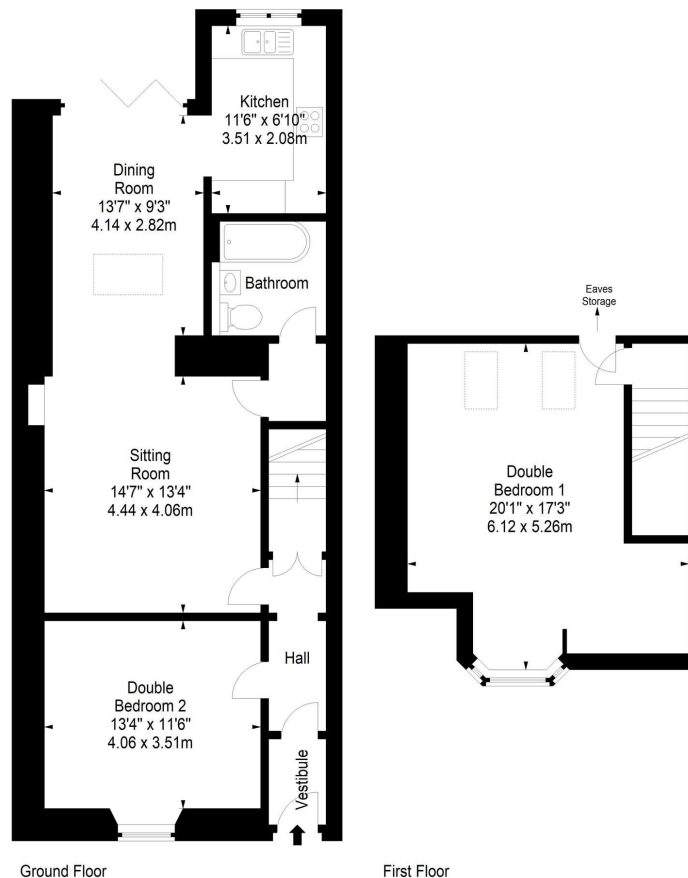
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Approx. Gross Internal Area
1095 Sq Ft - 101.73 Sq M
For identification only. Not to scale.
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