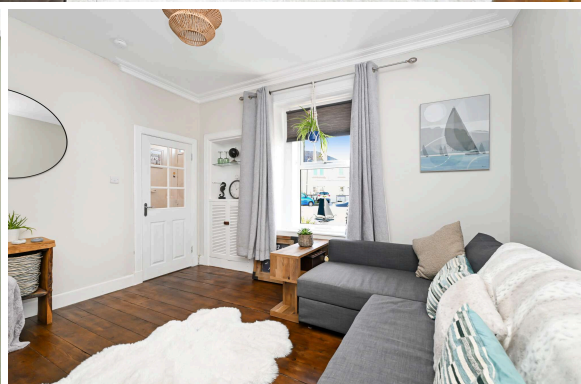




3 West Lorimer Place
COCKENZIE | EAST LOTHIAN | EH32 0JF


warners
solicitors & estate agents



3 West Lorimer Place

COCKENZIE | EAST LoTHIAN | EH32 0JF

Set within the picturesque coastal village of Cockenzie, moments from the waterfront and harbour this charming cottage offers an exceptional blend of traditional character, modern comfort, and seaside charm. Boasting private front and rear gardens, ample on street parking, gas central heating and double glazing this property would make an ideal buy on a tranquil street all within easy reach of Edinburgh.

The accommodation comprises a welcoming entrance hallway, a large lounge that flows to the garden facing conservatory, a contemporary kitchen with attractive units and worktops, and generous dining space, a well-proportioned double bedroom and the ground level is completed by an exquisite bathroom with shower over bath. Following upstairs there is a spacious second double bedroom with a bright dormer window and abundant built-in wardrobes. Externally the fully enclosed is a secluded low maintenance haven with paved and decked sections ideal for al fresco dining and entertaining.

- Traditional terraced cottage in the heart of Cockenzie
- Private gardens and on street parking
- Welcoming hallway, spacious lounge, conservatory
- Dining kitchen and stylish bathroom
- Two large double bedrooms
- Gas central heating and double glazing

Energy Rating D. Council Tax band D.

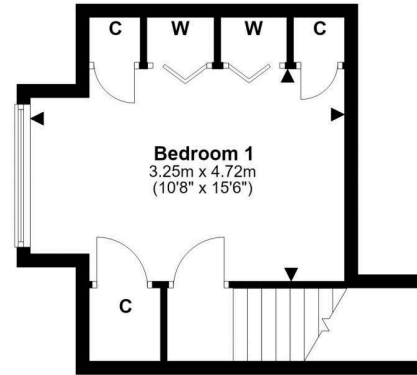
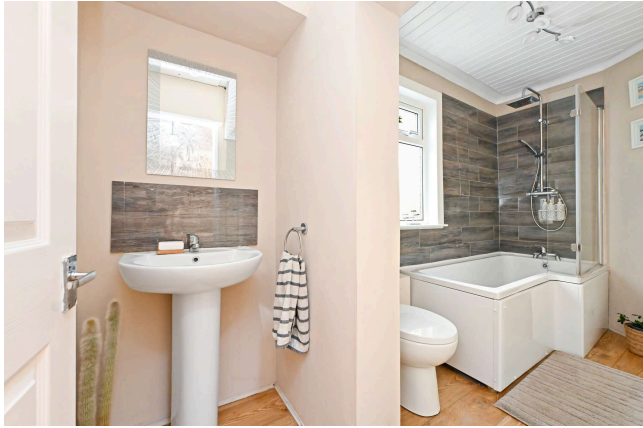
Included in the sale will be the kitchen table and chairs, conservatory furniture, front bedroom L shaped sofa, the outside bench at the front.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

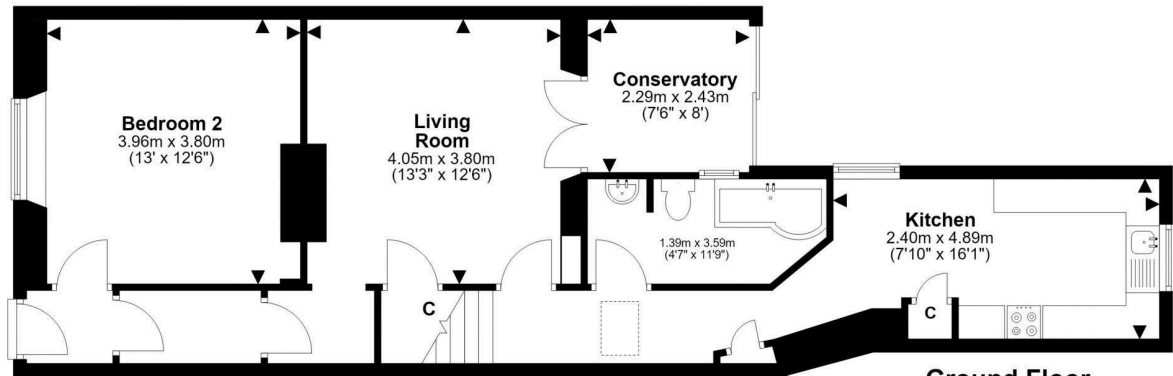


The subjects are located in the popular East Lothian coastal town of Cockenzie, which is well within commuting distance of Edinburgh. There is an excellent variety of shops on hand to cater for everyday needs, with a wider range available at adjoining Prestonpans. First rate primary and secondary schooling are available within the area. The East Lothian coastline offers many scenic walks and East Lothian is well known for a superb choice of golf courses. An efficient public transport network is on hand and the A1, City Bypass and main motorway networks are within easy reach. For those seeking an alternative method of transport there is a railway station at Prestonpans.





First Floor



Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.