

OFFERS OVER £265,000

12 East Lorimer Place
Cockenzie, EH32 0JD

drummondmiller
Solicitors & Estate Agents



- Extended mid terraced cottage
- Now requiring some modernisation
- Living room, fitted kitchen, sunroom
- Four bedrooms and study
- Modern shower room, WC
- Gas central heating, double glazing
- Private rear garden, on street parking
- EPC Band D, Council tax band E

Description

Overlooking Cockenzie Memorial Gardens, this is a rarely available, extended (125m sq) mid terraced cottage. The property now requires some modernisation and upgrading but benefits from gas central heating and double glazing. The accommodation comprises, an entrance hall with staircase, bedroom, rear facing living room with modern electric fire, rear hall giving access to the fitted kitchen with appliances, sunroom and modern fully panelled shower room with two piece white suite and walk in shower cabinet as well as plumbing for an automatic washing machine. Upstairs there is a landing with generous storage cupboard, three further bedrooms, a study and WC.





Location

Cockenzie enjoys a coastal setting on the southern shores of the Firth of Forth with attractive working harbour. It is a quiet yet convenient setting only 5 miles from the centre of Musselburgh and is within easy reach of Edinburgh City Centre. Cockenzie and Port Seton have historic interests and has proved a popular choice with discerning purchasers of all age groups. There are social and recreational amenities including a community centre and shopping facilities as well as being close to Cockenzie primary school. Regular bus services operate and fast main roads lead to all surrounding areas via the A1 and Edinburgh City Bypass, which connects quickly and easily motorway networks. At neighbouring Prestonpans there is a rail station offering a regular service to Edinburgh Waverley.

Gardens and parking

There is a small gated front garden whilst to the rear is a larger enclosed rear garden with lawn, paved patio, brick built barbecue, external storage cellar, a variety of established shrubs and trees and a gate giving access to the rear lane. There is unrestricted on street parking available to the front of the property.

Extras

The fitted floor coverings, curtains, integrated electric hob, oven, chimney style cooker hood, automatic washing machine, dishwasher and fridge are included within the sale price.

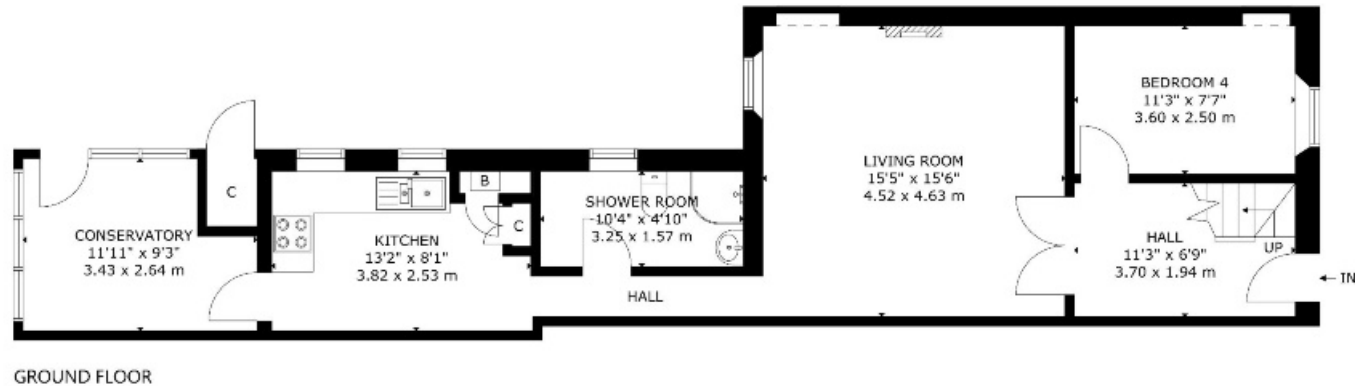
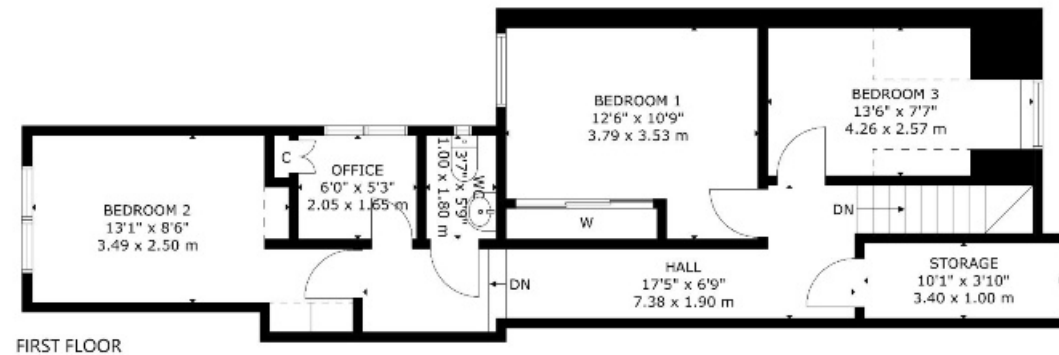
Home Report

The property is valued at £270,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.





12 LORIMER PLACE, EDINBURGH, EH32 0JD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,344 SQ FT / 125 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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