

OFFERS OVER £225,000

13 East Lorimer Place
Cockenzie, EH32 0JD

drummondmiller
Solicitors & Estate Agents



- Extended mid terraced cottage
- Now requiring some redecoration
- Living room, modern fitted kitchen
- Three bedrooms
- Modern ground floor wetroom
- Electric storage heating, double glazing
- Private rear garden, Driveway to rear
- EPC Band F, Council tax band D

Description

Overlooking Cockenzie Memorial Gardens, this is a rarely available (125m sq) mid terraced cottage. The property now requires some redecoration but benefits from electric storage heating and double glazing. The accommodation comprises, an entrance hall, double bedroom, rear facing living room with open staircase and multi fuel fire set in a tiled surround, rear hall giving access to the modern fitted kitchen with appliances and modern fully panelled wet room with two piece white suite and electric shower, curtain and rail. Upstairs there is a large dual aspect double bedroom with generous storage and a further rear facing bedroom.





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 rear garden with lawn, external storage bunker, a variety of established shrubs and trees and a paved driveway which leads to the rear lane, there is also unrestricted on street parking available to the front of the property.

Extras

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

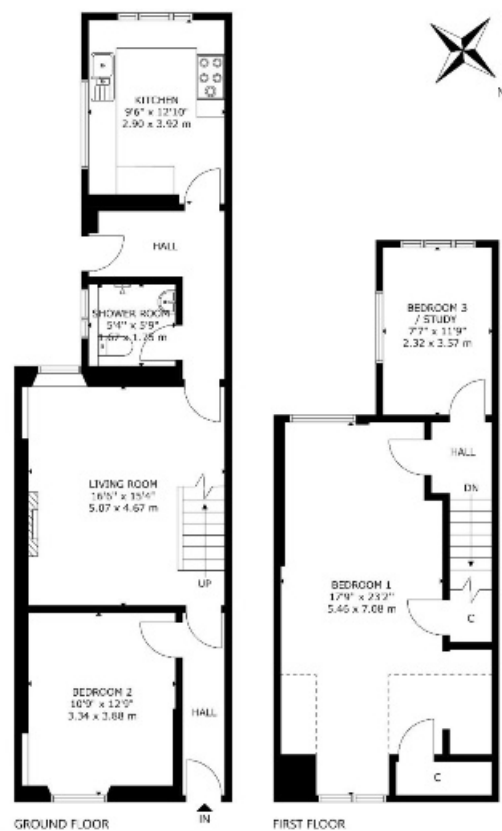
Home Report

The property is valued at £230,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.





13 EAST LORIMER PLACE, COCKENZIE, PRESTONPANS, EH32 0JD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,129 SQ.FT / 105 SQ.M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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