







Welcome to a four-bedroom (plus study) semi-detached house that is fully upgraded and finished to impressively high standards, offering generous accommodation with stylish interior design throughout. It further boasts two reception rooms and three premium washrooms, as well as a stunning kitchen. In addition, it has private off-road parking for up to three cars and expansive, family-friendly gardens, including a suntrap, south-facing rear garden. Furthermore, this family home is situated by the coast in popular Cockenzie, set opposite the public park and local harbour.

Extras: integrated kitchen appliances (oven, gas hob, microwave, fridge/freezer, and dishwasher), and an undercounter washing machine and a tumble dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## FEATURES

- An exceptional semi-detached house
- Coastal setting in the town of Cockenzie
- Delightful views over the Firth of Forth
- Welcoming porch and hall with storage
- Spacious and elegant living room
- Dining room with French doors to garden
- Ultra-modern kitchen with generous dimensions
- Well-appointed utility room with adjacent WC
- Four bedrooms and a private study
- Great storage and built-in wardrobes
- High-specification en-suite shower room
- High-specification family shower room
- Large, well-kept front and rear gardens
- A summerhouse with an adjacent workshop
- Private off-road parking for up to three cars





SEASIDE







"AN OUTSTANDING FOUR-BEDROOM (PLUS STUDY) SEMI-DETACHED HOUSE, WITH UPGRADED MODERN INTERIORS ."









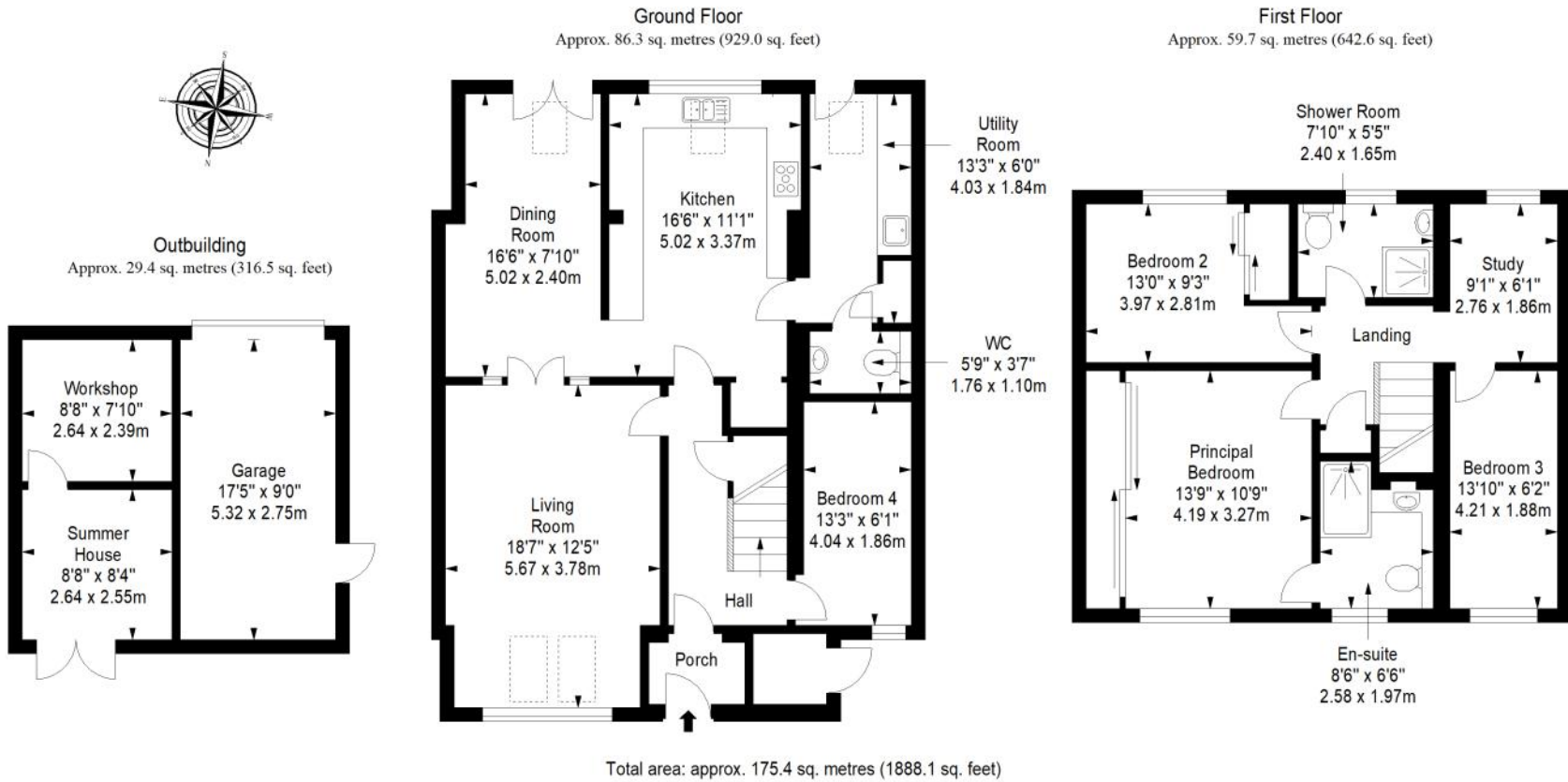
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481





GILSONGRAY.CO.UK

## EDINBURGH

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## GLASGOW

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0141 530 2021



## EAST LOTHIAN

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EH39 4AG  
01620 893 481



## DUNDEE

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01382 201 000



## BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.