



73 High Street, Cockenzie, East Lothian, EH32 0DG

www.mcdougallmcqueen.co.uk



Lovely, charming, and quaint traditionally built ground floor main front and rear door flat. McDougall McQueen are delighted to present to the market this surprisingly spacious one bedroom flat, ideal for those looking for ground floor living, first time buyers, and holiday letting. The property is superbly located on the High Street in the gorgeous East Lothian coastal village of Cockenzie, just a stone's throw from the coast, this attractive property is presented to the market in good clean condition throughout. The property is accessed via its own main door from the high street and has a shared communal area and parking to the rear, accessed from a door to the rear. The property is within walking distance of all amenities, whilst being ideally placed for the commute to Edinburgh and the surrounding areas. Viewing is by appointment and should be made at your earliest convenience as we believe this is an opportunity not to be missed.

- Ground floor living with own main door entry
- Entrance vestibule
- Hallway
- Living room with electric fire with fire surround, and store cupboard
- Fitted kitchen with window and door to the rear, a range of units, gas cooker, washing machine, and

- fridge freezer
- Double bedroom with front facing window, and full width fitted wardrobes
- Shower room with electric shower, wc and sink
- Double glazing and electric storage heating
- Communal rear area with residents parking and additional unrestricted on street parking



Location

Situated on the breath-taking East Lothian coast is Cockenzie, Port Seton and Prestonpans, they link with neighbouring villages along the scenic east coast where many pleasant walks may be enjoyed. The town offers a good range of local shopping facilities as well as banking/post office services, a health centre and dental surgery. A range of leisure facilities in the vicinity include a golf course and the Mercat Gait Centre with gym, dance studio and swimming pool. A more comprehensive range of shopping and recreational facilities are available only a short drive away in nearby Musselburgh. With a regular public transport service operating nearby, easy access to the A1 linking with major motorway networks/Edinburgh city by-pass and a local rail link makes this an ideal base for the commuter.

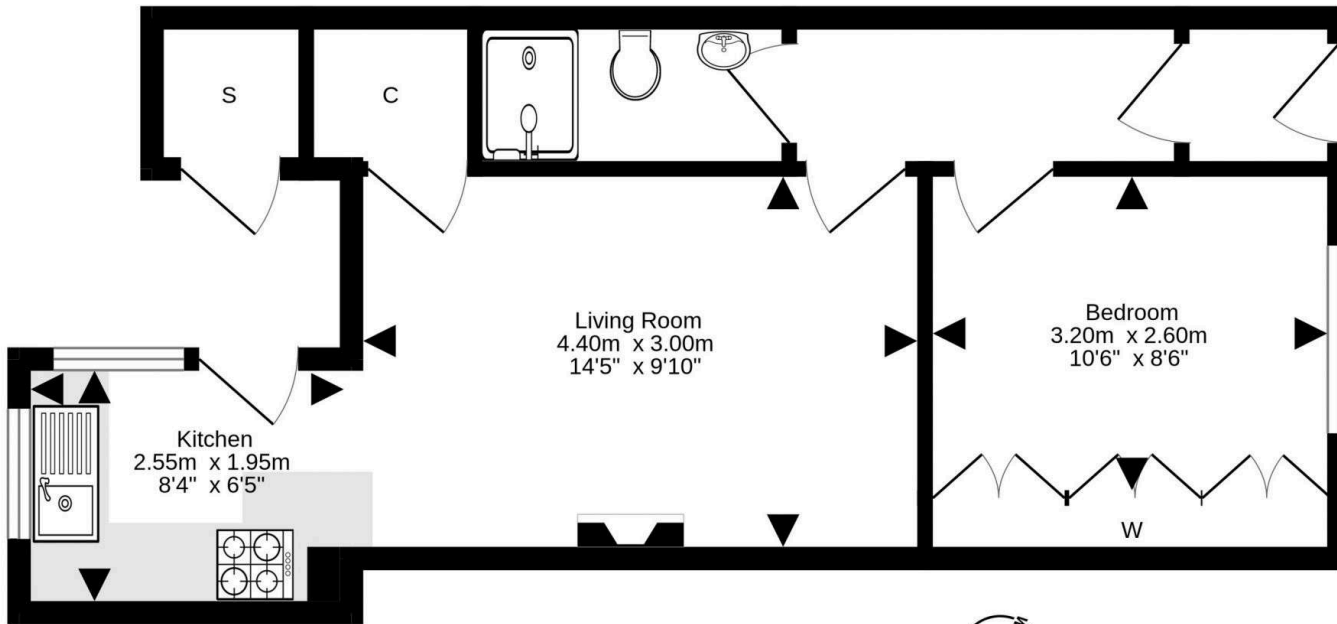
Extras

All floor coverings, light fittings, blinds where fitted, gas cooker and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen. Other items may be available by negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

