



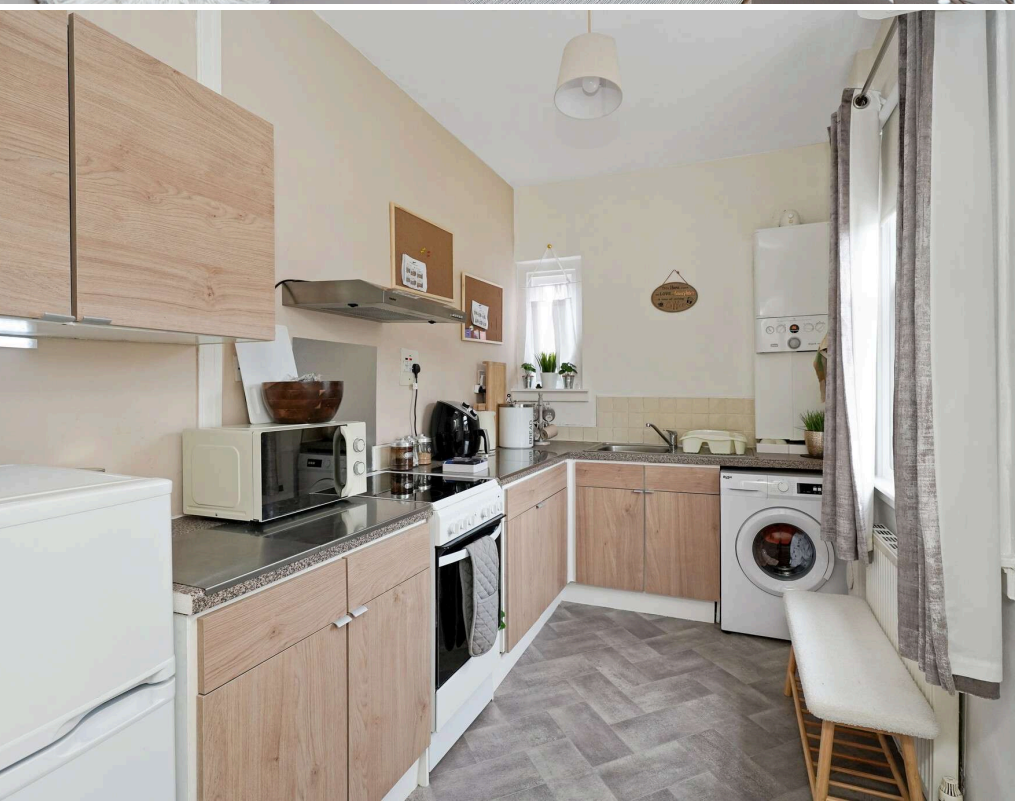




## Welcome

Welcome to 23 Winton Park - nestled in the heart of Cockenzie, this delightful ground floor flat forms part of a traditional four-in-a-block property, offering a harmonious blend of convenience and tranquillity. Located within a quiet cul-de-sac, within a stones throw of the village centre, the setting is ideal for those seeking peace and privacy while remaining close to the vibrant life of this coastal village. This ground floor flat combines comfort, practicality, and a sought-after setting, making it a wonderful opportunity for first-time buyers, retirees, or those searching for a peaceful home near the coast. Early viewing is highly recommended to appreciate all that this charming property has to offer.

- Superb residential location on the coast situated in a quiet cul de sac
- Ground floor living with own main door entry
- Entrance vestibule with under stair storage
- Hallway with store cupboard
- Living and dining room with twin front facing windows
- Fitted kitchen with windows to the front and side, a range of base and wall units, electric cooker, stainless steel splashback, washing machine, and fridge freezer
- Double bedroom one with rear facing window
- Double bedroom two with rear facing window
- Family bathroom comprising of a three-piece white suite, featuring a shower over the bath, wc, sink, and heated towel radiator
- Double glazing and gas central heating
- Private garden grounds and communal drying green
- Ample unrestricted on-street parking







## Cockenzie

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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, 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.

# Get in touch

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EH22 1JB

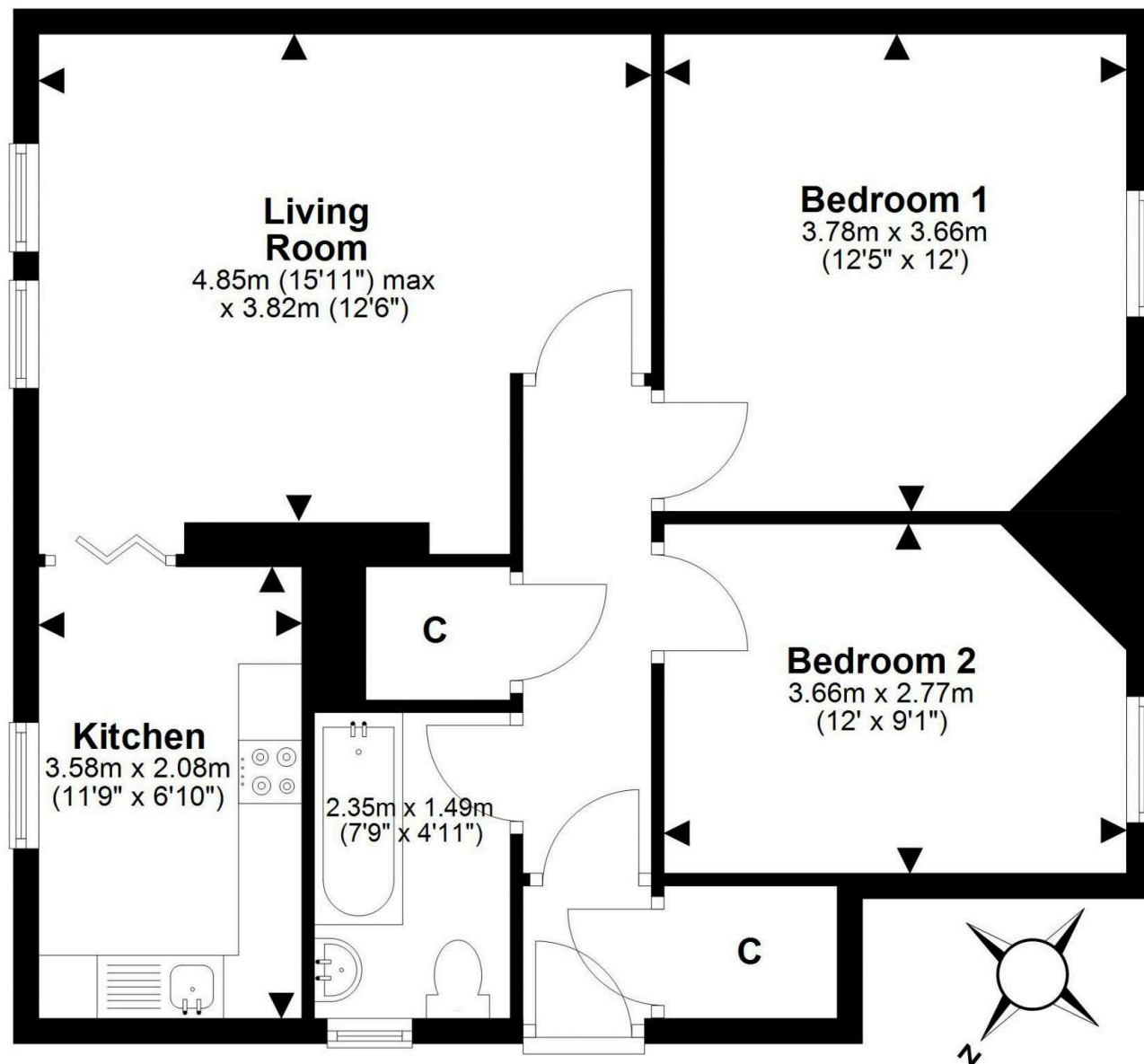
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



**CHARTERED FIRM**

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.