



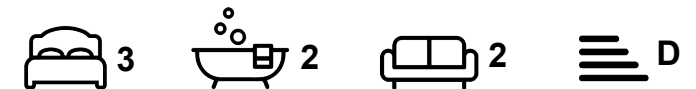
Cottage - Detached

# ERSKINE COTTAGE, 29 EDINBURGH ROAD, COCKENZIE, EH32 0HL

Offers over  
**£469,000**

## FEATURES

- Charming 3 bedroom detached cottage
- Large Living Room with log burner & separate Dining Room
- Utility Room with washing machine & dryer and external door to patio
- Large Driveway with parking area for 4 vehicles
- Bright and spacious family home
- Additional Studio Flat with Bedroom 4 above the large 4 car garage
- High-quality fitted Kitchen with appliances & Utility Room
- Studio Flat above garage with Shower room, Kitchen & Bedroom 4
- Easy access to Edinburgh - bus/train/drive



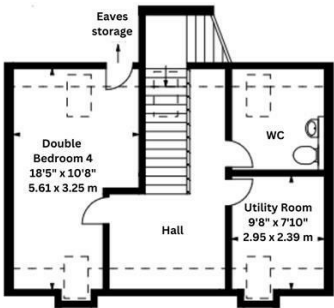
# 3 Bedroom Cottage - Detached located in Cockenzie

Great opportunity for first time buyers or serviced accommodation providers.

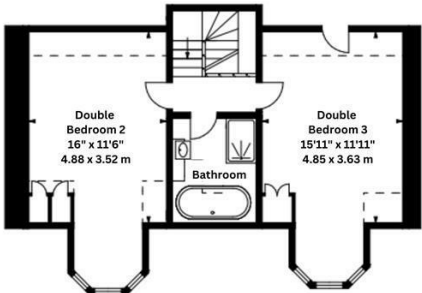
Ersine Cottage, located at 29 Edinburgh Road, Cockenzie, EH32 0HL, is a charming 1,649 sq ft home built in 1930.

This stunning cottage boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3 spacious bedrooms, with additional Studio Flat (with Bedroom 4) above the large 4 car garage, there's plenty of space for the whole family to unwind and enjoy.

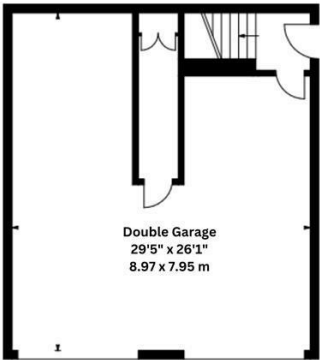
The bright and generous living room has a patio door to the rear garden and has been fitted with a double wine cooler. The double bedroom on the ground floor has recessed shelves for storage. To the rear of the property is the dining room which also has a patio door to the garden. The dining room leads onto the kitchen, which has been fitted to a very high standard with modern appliances and units. The kitchen is fitted with modern white cabinets, granite effect counters, a tiled grey splashback and integrated appliances.



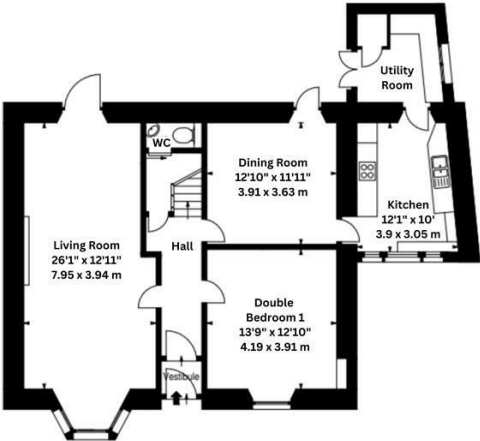
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## Council Tax Band

**D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



GOLDEN TREE ESTATES  
SALES & LETTINGS