



1a New Street
COCKENZIE, EH32 0HN

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Forming the ground and first floor of a tastefully renovated 19th-century property in the picturesque fishing village of Cockenzie, this two-bedroom residence is presented in turn-key condition.

A shared vestibule opens into a light-filled, open-plan living/dining room and kitchen. Spanning the length of the property, this is the perfect place to enjoy day-to-day living. Decorated with wood-inspired flooring, neutral wall finishes, and a statement brick-effect wall, it exudes a stylish yet comfortable modern ambience. The sleek kitchen to the rear, opening to a delightful private alfresco seating area, features shaker-style wall and floor cabinetry complemented by black quartz-effect worktops, a marble-inspired splashback, and high-spec integrated appliances that include a hob, extractor

hood, and oven. Boasting a continuation of the living and dining area décor, it is a most appealing space. This floor is completed by a contemporary shower room with a WC, washbasin built into vanity, and a chrome towel radiator.

Two light and airy carpeted double bedrooms are housed on the first floor. South-facing, the bright and spacious principal benefits from built-in wardrobes whilst the second bedroom, currently utilised as a home office, enjoys partially coastal views.

There is ample on-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, gas hob and extractor fan and fridge-freezer will be included in the sale.





PROPERTY FEATURES

- ❑ 19th-century end-terrace two-bedroom home
- ❑ Open-plan living/dining room and kitchen
- ❑ Two double bedrooms
- ❑ Contemporary shower room
- ❑ Private alfresco seating area
- ❑ On-street parking
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - C
- ❑ Tenure - Freehold

COCKENZIE

Situated on the picturesque Firth of Forth, 13 miles east of Edinburgh, Cockenzie stands out as a picturesque fishing village with a welcoming and friendly community.

Together with neighbouring Port Seton and Prestonpans, there is an array of amenities to meet daily shopping needs, from local convenience stores to a large Lidl supermarket.

Residents can find more extensive shopping in nearby Musselburgh and Portobello as well as at Fort Kinnaird Retail Park which houses well-known eateries such as Pizza Express; high street shops like TK Maxx, Boots, and Primark; and an Odeon multiplex cinema.

For leisure pursuits, the Mercat Gait Sports Centre in Prestonpans has a 25m swimming pool and gym, and Cockenzie House and Gardens is a popular attraction.

Cockenzie offers easy access to East Lothian's picturesque beaches including Seton Sands and those at Gullane and North Berwick, as well as renowned golf courses at the latter two locations and beyond. The region also offers fantastic opportunities for walks, cycles, and horse riding.

There is a local primary school in Cockenzie and the property is within the catchment area for Preston Lodge High School. Additionally, private schooling is available at Loretto in Musselburgh with further choices available in Edinburgh.

Commuters will benefit from the convenience of the train station at Prestonpans complete with parking, offering swift links into Edinburgh. For those driving in, Edinburgh's City Centre is approximately a 40-minute journey via the A1.



PARIS STEELE

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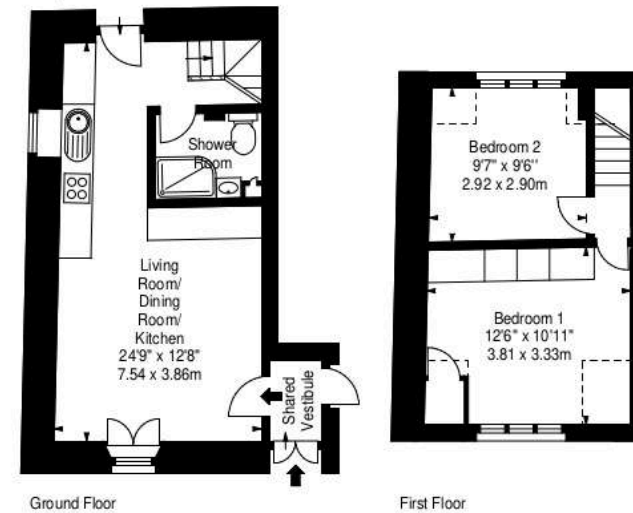
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PARIS STEELE Property

New Street,
Cockenzie,
Prestonpans,
East Lothian, EH32 0HN



Approx. Gross Internal Area
571 Sq Ft - 53.05 Sq M
For identification only. Not to scale.
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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