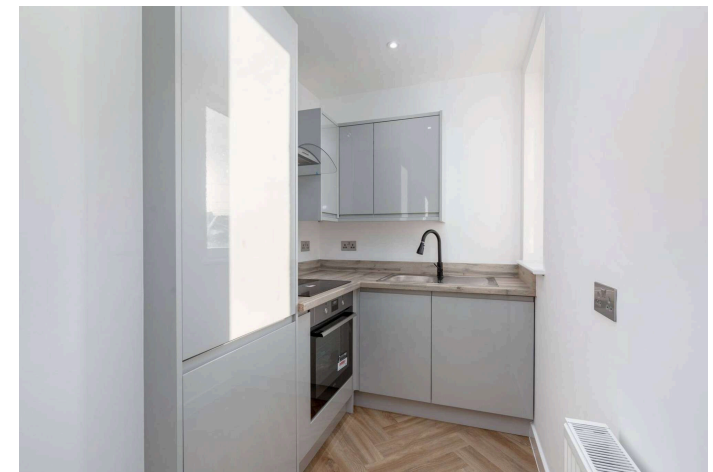




73a High Street
COCKENZIE, EH32 0DG

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Situated in the heart of the picturesque fishing village of Cockenzie, this three-bedroom mid-terrace double upper home is presented in immaculate turn-key condition. Entered at the rear, the front door opens into a spacious south-east-facing living room boasting an elegant decor including parquet flooring, neutral wall finishes, and ambient lighting. Running off the living room is a sleek contemporary kitchen. Compact yet aesthetically appealing and practical it boasts handleless gloss grey wall and floor cabinetry, wood-effect worktops, and high-spec integrated appliances including an oven and hob.

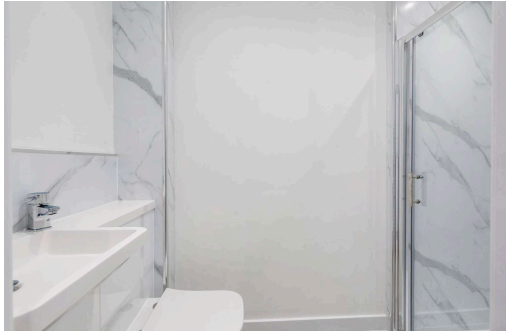
From here you move through the living room into a light-filled principal double bedroom featuring a

seamless continuation of the flooring, built-in storage and a luxurious en-suite shower room with a hidden cistern WC and washbasin built into vanity. Upstairs on the second floor, are two VELUX-lit bedrooms with storage, and a stylish bathroom with a hidden cistern WC, bath with wall-mounted shower, and washbasin built into vanity.

Externally, there is a charming small shared south-east-facing courtyard laid to paving. There is ample shared residents' and on-street parking available.

FIXTURES & FITTINGS

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



PROPERTY FEATURES

- ❑ Mid-terrace, three-bedroom double upper
- ❑ South-east-facing living room
- ❑ Sleek and compact modern kitchen
- ❑ Three bedrooms, one with en-suite
- ❑ Contemporary bathroom
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Residents' parking area and on-street parking
- ❑ Shared patio/drying garden
- ❑ EPC - C
- ❑ Council tax band - B
- ❑ 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.

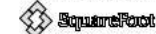
Residents can find more extensive shopping in nearby Musselburgh and Portobello as well as at Fort Kinnaird Retail Park which houses well-known eateries such as Pizza Express; high street shops like TK Maxx, Boots, and Primark; and an Odeon multiplex cinema. For leisure pursuits, the Mercat Gait Sports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

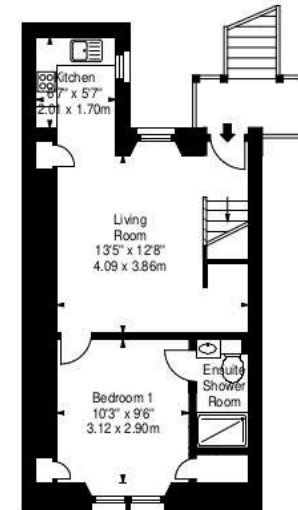
There is a local primary school in Cockenzie and the property is within the catchment area for Preston Lodge High School. Additionally, private schooling is available at Loretto in Musselburgh with further choices available in Edinburgh. Commuters will benefit from the convenience of the train station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



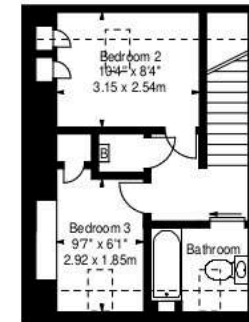
High Street,
Cockenzie,
Prestonpans,
East Lothian, EH32 0DG



Approx. Gross Internal Area
698 Sq Ft - 64.84 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor



Second Floor

PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- ❑ Free property valuations
- ❑ Competitive feeds for a bespoke personal service
- ❑ Extensive marketing on the leading property portals
- ❑ Comprehensive use of social media
- ❑ Clear and practical advice

Let's Talk

01620 497 497

property@parissteele.com

PARIS STEELE Property

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.

espc rightmove

zoopla in x ig f