

# CHAMPVRAIE

## PROPERTY

27 Whin Park, Cockenzie, EH32 0JG



OFFERS OVER  
**£125,000**

[WWW.CHAMPVRAIE.CO.UK/27WHINPARK](http://WWW.CHAMPVRAIE.CO.UK/27WHINPARK)

## WELCOME TO 27 WHIN PARK

Introducing 27 Whin Park, Cockenzie-a spacious 2-bedroom first-floor flat with fantastic potential for first-time buyers and investors alike. This property offers a well-proportioned layout that includes two comfortable double bedrooms, a bright and generous living room, a separate kitchen, and a bathroom with a bath and shower.

Large PVC windows flood the living spaces with natural light, adding warmth and charm, while the private balcony provides a peaceful outdoor space. Ample storage cupboards in the hall and kitchen add practical convenience, enhancing the functionality of the flat.

The property benefits from gas central heating, ensuring warmth and comfort year-round. Positioned next to a popular play park and within easy reach of Cockenzie's local amenities, this flat is ideally situated for a vibrant community lifestyle.

In need of some renovation, 27 Whin Park represents a fantastic opportunity to add value and make the space truly your own. With a price of offers over £125,000, this property holds significant appeal for both first-time home buyers seeking an affordable entry into the housing market and investors looking for a promising buy-to-let option. Arrange a viewing to explore the potential this flat has to offer.





2

1

1

## FEATURES

### SERVICES

Mains water, electricity and drainage supply.

Gas central heating.

TENURE : FREEHOLD



EPC RATING : C

COUNCIL TAX : B



## BEDROOMS

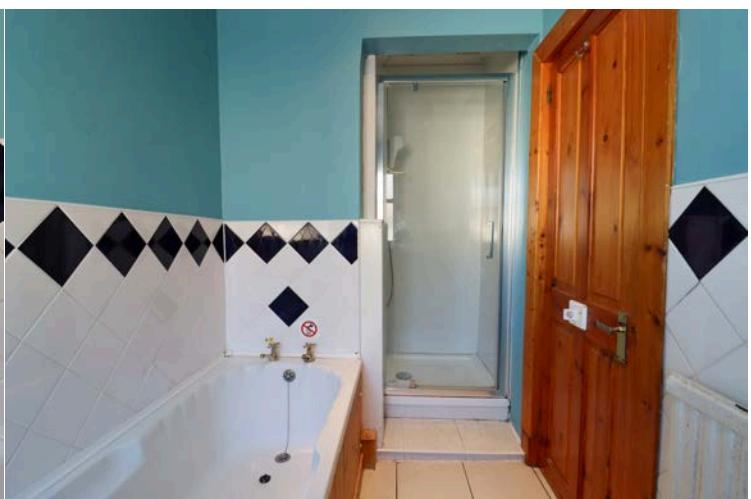


## LIVING SPACE & KITCHEN

### Kitchen

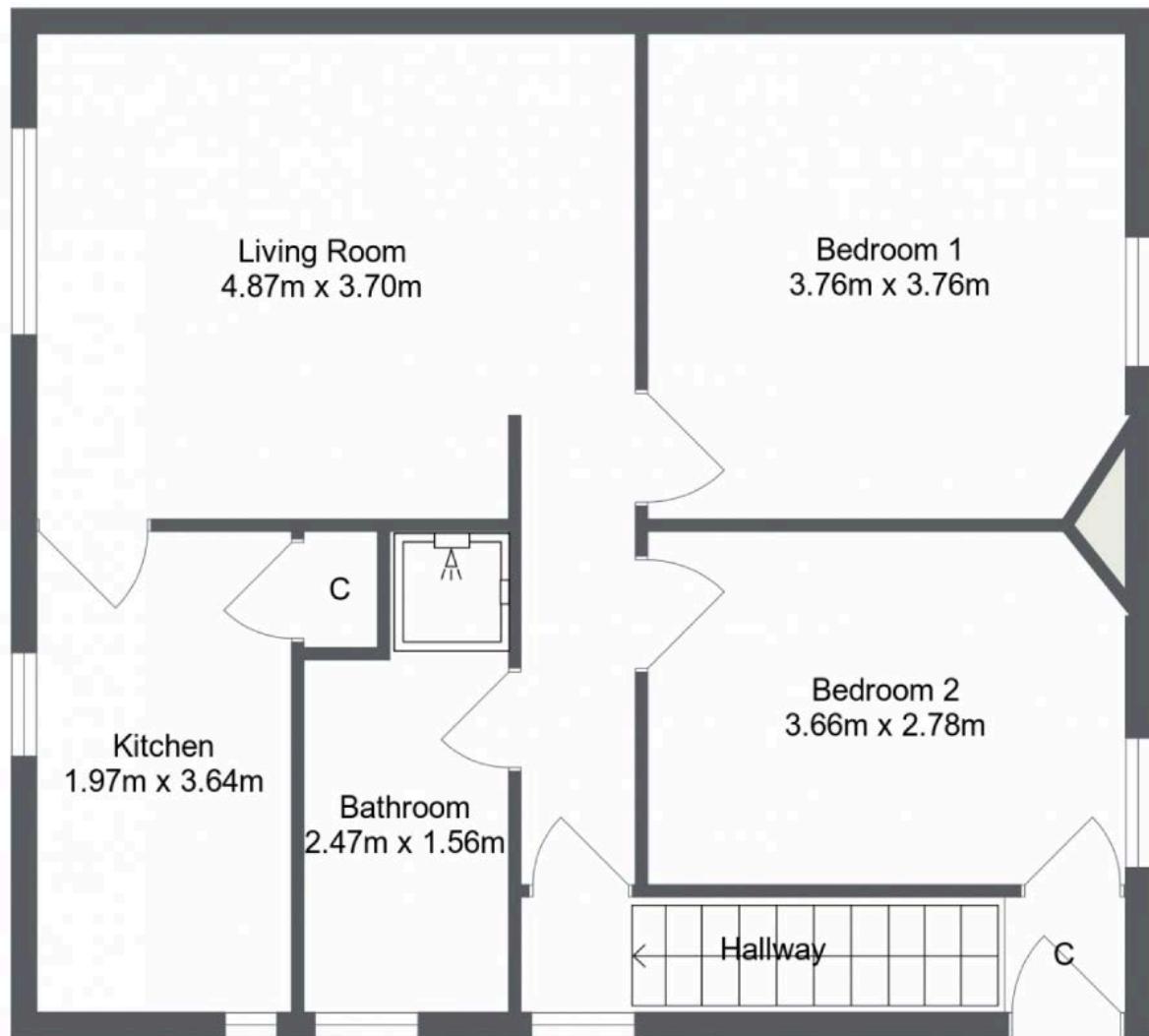


### Bathroom



## FLOOR PLAN

**27 Whin Park, Cockenzie, EH32 0JQ**



**PLEASE NOTE THIS IS NOT TO SCALE. FOR  
ILLUSTRATIVE PURPOSES ONLY.  
CHAMPVRAIE LTD 2024**

# GET IN TOUCH

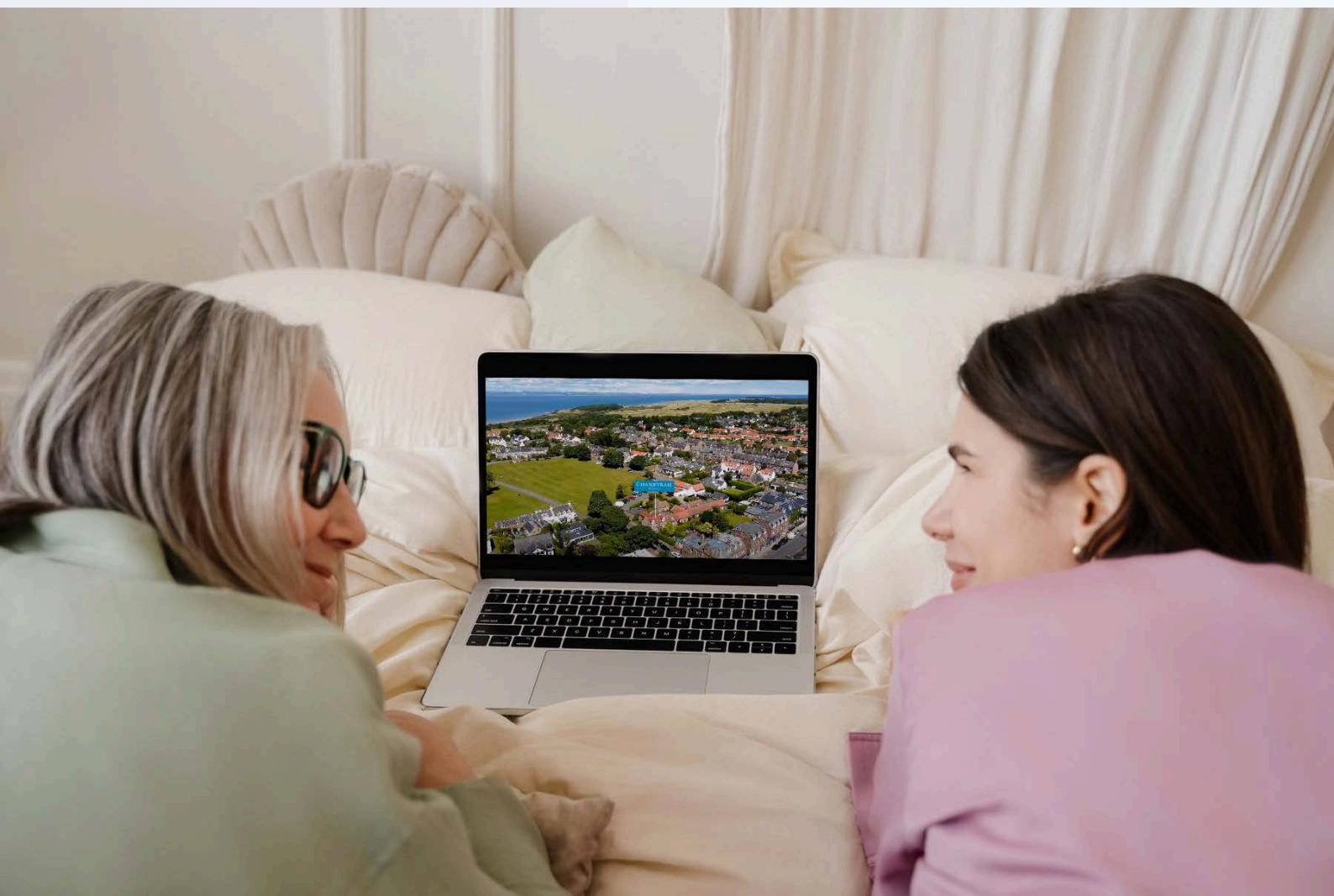
## Information for interest parties;

### Viewings

To arrange a viewing you must contact Champvraie Property at [Bradley@champvraie.co.uk](mailto:Bradley@champvraie.co.uk) or telephone **0131 603 4476**

### Making an Offer

Offers should be submitted in Scottish Legal Form to the selling agents Champvraie Property. Please note that you are required to register your interest with Champvraie Property so that you may be advised if a closing date is set. In addition, the seller maintains the right to accept any offer at any given time.



**CHAMPVRAIE LTD**

**25 BRIDGE ST  
MUSSELBURGH  
EH216AA**

[WWW.CHAMPVRAIE.CO.UK/27WHINPARK](http://WWW.CHAMPVRAIE.CO.UK/27WHINPARK)