



Lyndhurst, 4 Avenue Road
Cockenzie, EH32 0JL

Entrance Vestibule & Hallway
Living/Dining Room
Fitted Kitchen
4 Double Bedrooms
2 Bathrooms + WC Room
Ample Storage Throughout
Gas Central Heating & Double Glazing
Private Front & Rear Gardens
Private Driveway & Garage
EPC: D
Council Tax Band: F

Offering an ideal family home, is this well presented and deceptively spacious four bedroom detached bungalow in Cockenzie, with wonderfully large rear garden, private multi-car driveway and single garage. Offering an abundance of storage and spacious, flexible accommodation over two floors, the property has been a much loved family home for over 50 years and now offers new owners the potential to create the home of their dreams. The property is ideally located, only a short walk to the High Street, the seafront, Cockenzie Primary School and many other local amenities Cockenzie and Port Seton have to offer.

In brief, the property comprises; welcoming entrance vestibule and hallway with modern wood flooring and under-stair storage cupboard, impressively spacious living/dining room, naturally lit by rear-facing bay window and patio door leading into the rear garden, stylish and modern fitted kitchen with base and wall-mounted units with appliances including induction hob, cooker hood, electric double oven, washing machine and dishwasher, well-proportioned master bedroom with fitted wardrobes and contemporary en-suite shower room, second double bedroom which could also be used as a second reception room with front-facing bay window, and attractive gas fireplace, third double bedroom with generous fitted wardrobes and built-in press cupboard, and family bathroom consisting of a three-piece bathroom suite including a shower over bath.

Upstairs, the landing hosts a modern WC room, a sizeable storage room, and a further large double bedroom with fitted storage, an additional storage room, and Velux windows providing a lovely outlook.

Gas central heating and double glazing throughout ensures a comfortable living environment all year round.

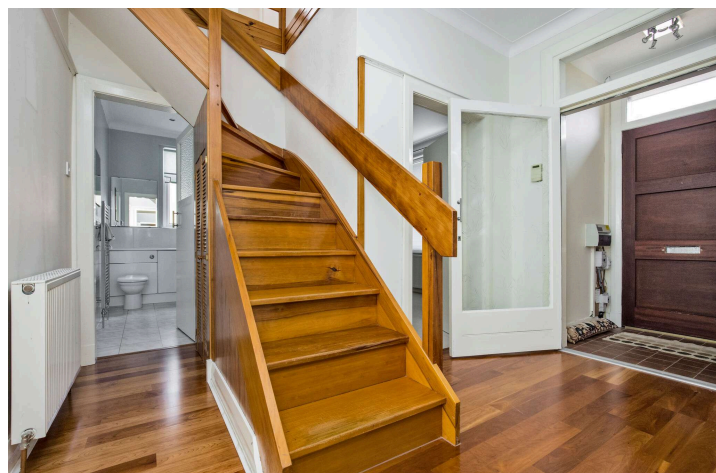
Externally, the property boasts an attractive front garden with a driveway large enough to comfortably fit several cars, and a single garage with electric door. To the rear, is a beautifully presented and fully enclosed garden with a summer house, greenhouse, excellent BBQ area, and decking, patio and lawn spaces to enjoy the sun.

The coastal villages of Cockenzie and Port Seton are located approximately ten miles east of Edinburgh. The villages benefit from a health centre, nursery and primary schools, two picturesque harbours and lovely seaside walks together with a variety of shops. Secondary education is available nearby in Prestonpans and private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. Edinburgh is approximately 15 minutes by train from the nearby station at Prestonpans and less than 30 minutes by car. There is also a frequent bus service. The City Bypass and the Central Scotland motorway network, together with Edinburgh International Airport are within easy reach.













LYNDHURST, 4 AVENUE ROAD, PRESTONPANS, EH32 0JL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,724 SQ FT / 160 SQ M
 GARAGE 218 SQ FT / 20 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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