

McEwan Fraser Legal is delighted to present this two-bedroom flat in the heart of Cockenzie



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this two-bedroom flat in the heart of Cockenzie. The property is in walk-in condition and offers well-proportioned accommodation, making it an ideal choice for first-time buyers, downsizers, or investors alike. Situated on High Street, the flat benefits from a convenient village location with easy access to local amenities and transport links.

THE LIVING ROOM



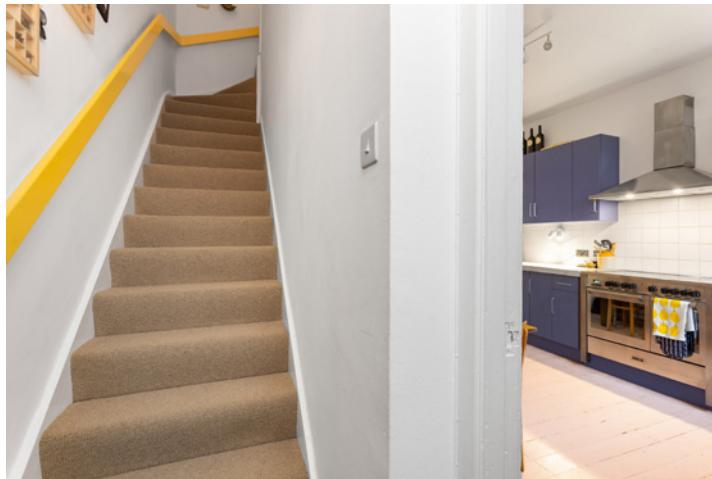
Inside, the property comprises a spacious lounge providing a bright and comfortable living space with picturesque views of the Firth of Forth.

THE KITCHEN/DINER



The fully equipped kitchen/diner features an electric range cooker, freestanding white goods, and a useful under-stair storage cupboard.



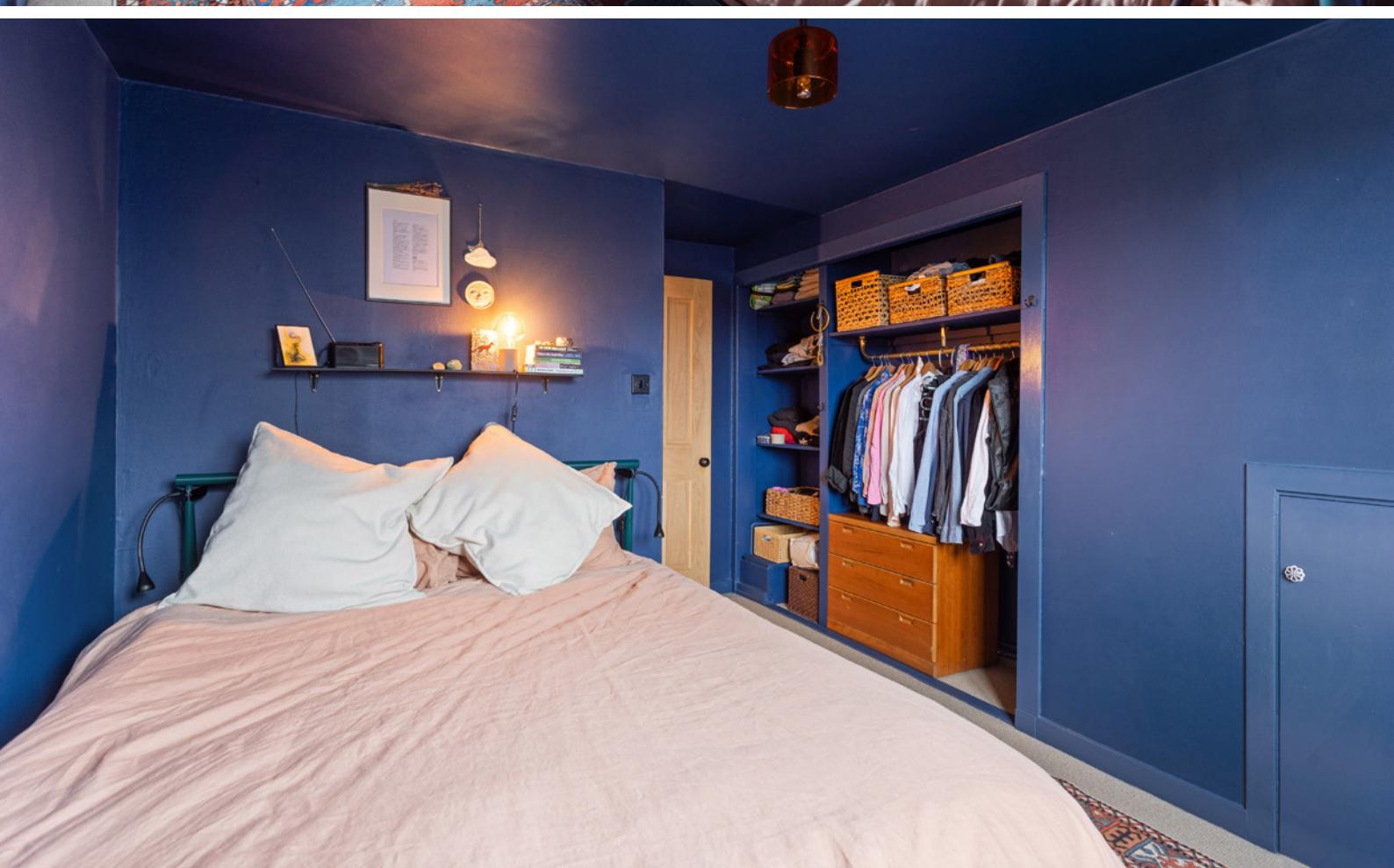


There is a modern bathroom fitted with a mains-powered shower, and two generous bedrooms on the first floor, with bedroom one benefiting from built-in wardrobes.

THE BATHROOM



BEDROOM 1



BEDROOM 2

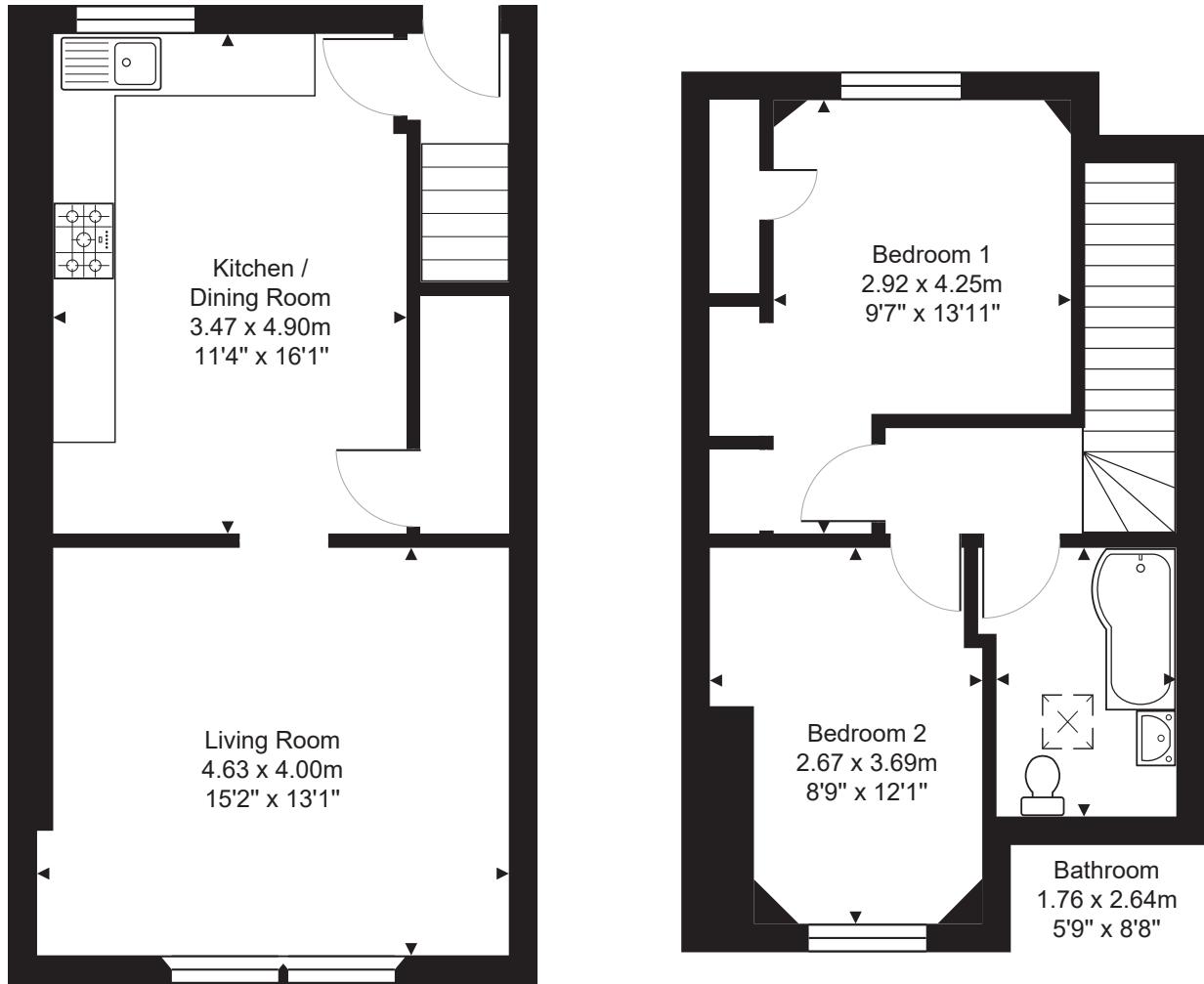


In addition, the property includes access to a shared garden and drying green, offering valuable outdoor space. This is a rare opportunity to acquire a centrally located flat in a popular East Lothian coastal village.

EXTERNALS & VIEWS

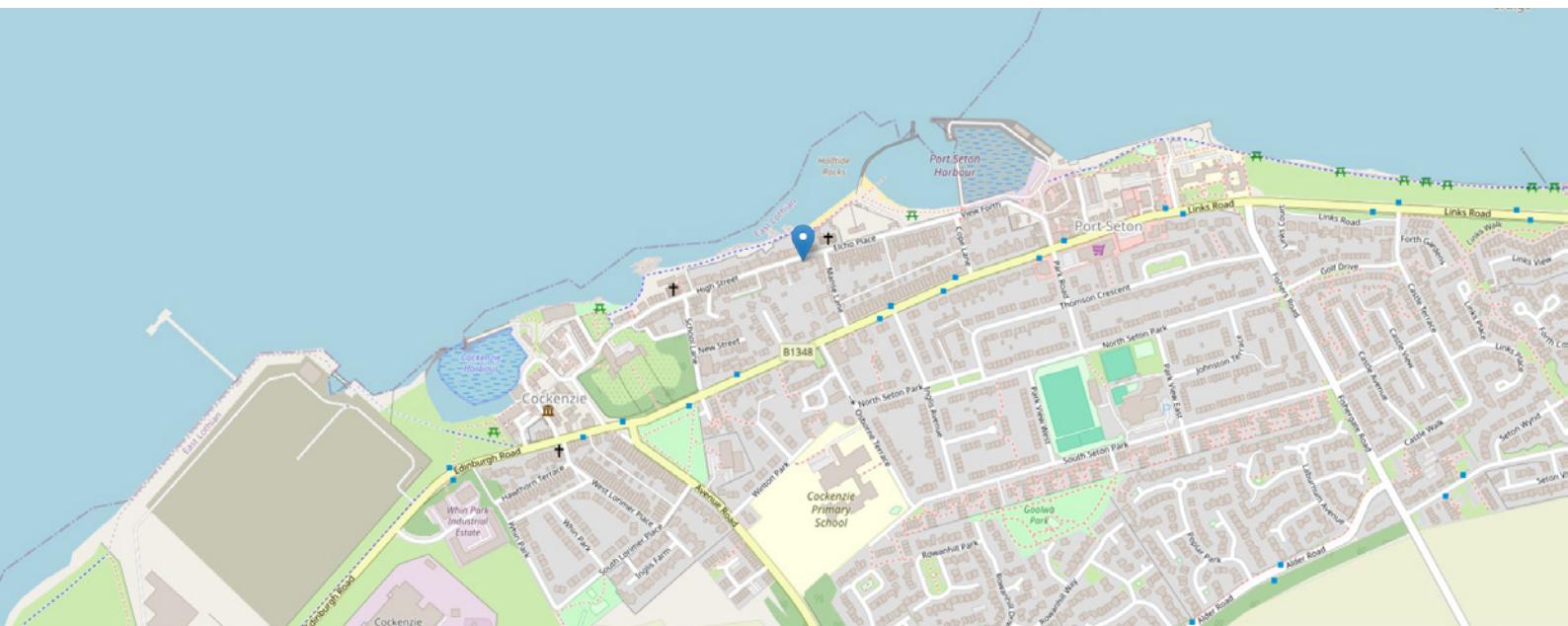


FLOOR PLAN & DIMENSIONS



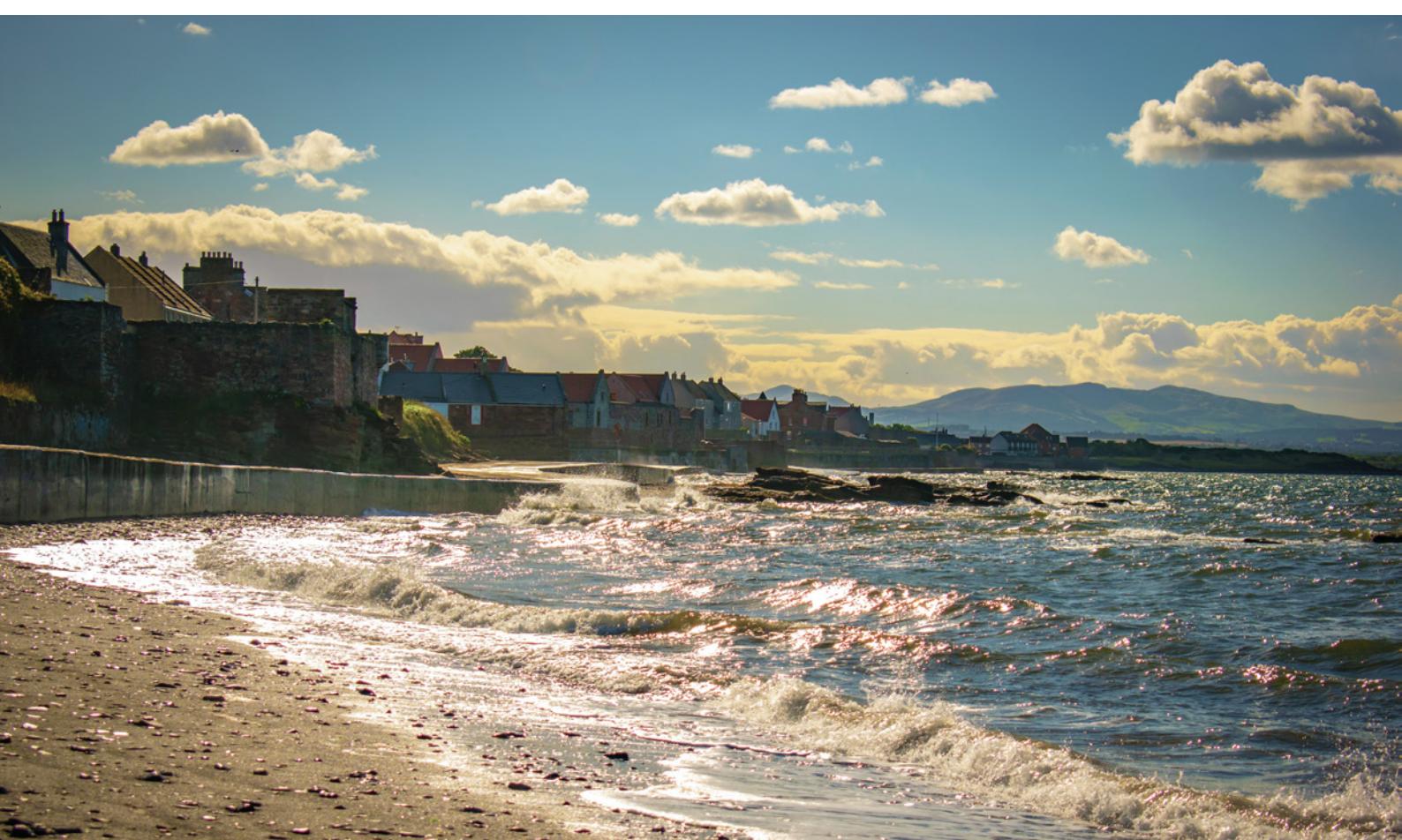
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 80m² | EPC Rating: C



THE LOCATION

Port Seton is a small town situated in the county of East Lothian on the banks of the River Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the Musselburgh bypass. The journey into Edinburgh will take approximately twenty minutes by car, and there is, of course, an excellent bus service every thirty minutes. There is also a good train service direct to the Waverley Station from Prestonpans, a journey which will take about twelve minutes.





Port Seton offers a wide range of shops and facilities, including a supermarket which will provide every possible daily requirement, as well as banking facilities and a health centre. In addition, there are local primary and nursery schools in Cockenzie, and the secondary school is Preston Lodge High.

This is a beautiful area featuring two harbours, several golf courses nearby, an indoor sports centre and the popular race course at Musselburgh. There are lovely walks along the beaches, and there is a swimming pool at nearby Tranent.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.