



14B Inglis Farm
COCKENZIE | EAST LOTHIAN | EH32 0JT


warners
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Set on a quiet cul-de-sac in the heart of charming Cockenzie, moments from fine coastal and countryside walks, excellent amenities and quick transport links is this spacious detached house. Boasting a wide driveway, integral garage and front and rear gardens this property which now requires some modernisation would make an ideal family home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window, a large dining kitchen with family area and access to the garden facing conservatory and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the upper level enjoys a master bedroom with double built-in wardrobes and en-suite bathroom, three further well-proportioned double bedrooms (all with built-in wardrobes) and the house is completed by a stylish recently renovated shower room. Externally the secluded rear garden is paved for low maintenance.

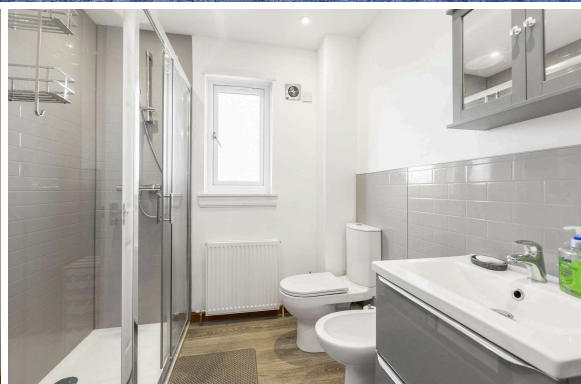
- Detached home on quiet cul-de-sac
- Driveway, garage and front and rear gardens
- Welcoming hallway
- Bright lounge
- Dining kitchen leading to conservatory
- Four double bedrooms with built-in wardrobes
- Two bathrooms and a W/C

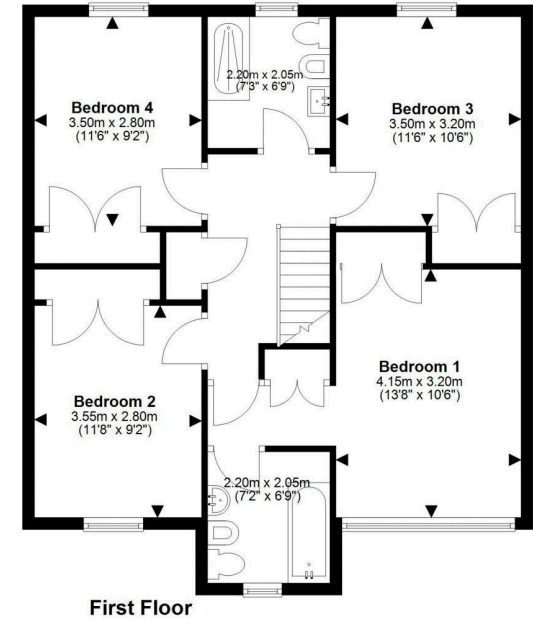
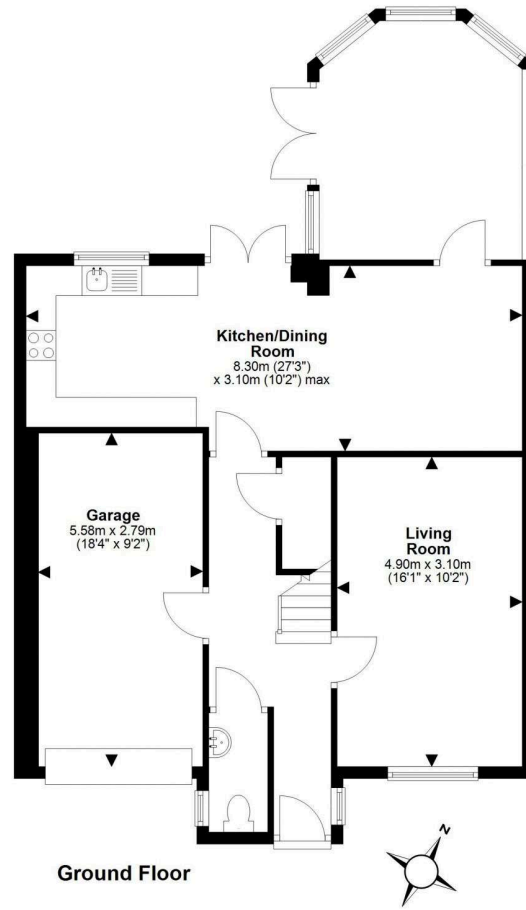
All blinds, curtains, oven and hob included in sale.
Other items of furniture can be available by separate negotiation.
EPC rating C.
There are no factoring charges associated with this property.

PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



The popular East Lothian coastal town of Cockenzie, is well within commuting distance of Edinburgh surrounded by the pleasant open countryside. There is an excellent array of shops on hand to cater for everyday needs, with a wider range available at adjoining Prestonpans and Port Seton. Both primary and secondary schooling are available within the area. The coastline offers many scenic walks and East Lothian is well known for a superb choice of golf courses and beaches. An efficient public transport network is on hand and the A1, City Bypass and main motorway networks are within easy reach. For those seeking an alternative method of transport there is a railway station at Prestonpans.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.