



18 East Lorimer Place  
COCKENZIE | EH32 0JD

  
**warners**  
solicitors & estate agents





## 18 East Lorimer Place

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Charming, beautifully presented traditional mid terraced home, boasting a beautifully stocked and sunny private garden. The house has a most appealing location directly opposite Memorial Park and close to the East Lothian coastline. Viewing is highly recommended to appreciate this ideal starter home for a couple or young family. Generously proportioned accommodation, tastefully finished off with neutral tone decor and floor coverings, is on offer. The living space on the ground floor level includes a comfortable living room with fireplace and great outlook over to the Park, a well fitted kitchen providing a superb range of storage units, the sun porch looking out to the rear garden, double bedroom 2 and a wetroom with electric shower.

On the upper floor is the large principal double bedroom, again with views to the Park, benefiting from two built-in wardrobes and eaves storage. The delightful private rear garden is fully enclosed for privacy and is well stocked with a variety of growing shrubs. This is a great spot for outdoor relaxation on the lawn or patio areas, especially given the south-west facing aspect. The garage is located within the garden grounds, although there is currently no vehicular access from the lane to the rear due to the garden fencing - this could easily be taken down if required. There's also a small enclosed private garden directly to the front of the property.

- Entrance hallway
- Living room with feature fireplace
- Fitted kitchen
- Sun porch
- Principal bedroom with twin wardrobes
- Second double bedroom
- Wetroom/electric shower
- Gas central heating
- Double glazing
- Garage store
- Lovely fully enclosed private gardens front and rear
- Sought after coastal town
- Easy access to A1 and Prestonpans Railway Station
- EPC D and Council tax D

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Washing machine, dishwasher and fridge/freezer included in the sale. Other furniture can be made available with separate negotiation.

The subjects are located in the popular East Lothian coastal town of Cockenzie, which is well within commuting distance of Edinburgh. There is a variety of shops on hand to cater for everyday needs, with a wider range available at adjoining Prestonpans. Both primary and secondary schooling are available within the area. The East Lothian coastline offers many scenic walks and East Lothian is well known for a superb choice of golf courses. 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.





