

COULTERS<sup>©</sup>

# 1 SOUTH LORIMER PLACE

COCKENZIE, EAST LOTHIAN, EH32 0JE

 3 BED  2 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Peacefully positioned within the sought-after and picturesque fishing village of Cockenzie, 1 South Lorimer Place is a charming three-bedroom end-terraced stone cottage, located just a short stroll from the seafront and the delightful Cockenzie House & Gardens, home to a popular community arts hub and café.

Presented in excellent order throughout, the property offers a stylish and contemporary home, further enhanced by a lovely private courtyard garden to the rear and ample on-street parking.



## KEY FEATURES



Charming end terraced stone cottage



Three double bedrooms, one with ensuite



Private enclosed courtyard garden



Ample on-street parking



Peacefully located close to local amenities and transport links



Bright, well proportioned contemporary accommodation



EPC Rating - D



Council Tax Band - E



The bright and well-proportioned accommodation begins with a welcoming entrance hallway leading to a bay-windowed principal bedroom with a modern en suite shower room. A light and airy sitting room, complete with a wood-burning stove, provides a cosy focal point and benefits from a cloakroom and useful under-stair storage. French doors open through to a separate dining room, featuring an attractive cupola rooflight, access to a further hallway, storage cupboard and the family bathroom. The contemporary kitchen/breakfast room, accessed from the dining room, is fitted with an excellent range of base and wall-mounted units, integrated appliances, and French doors opening out to the fully enclosed rear garden.

Upstairs, the landing provides access to useful eaves storage and leads to two further well-proportioned double bedrooms, both with built-in storage. The property is further complemented by gas central heating and double glazing throughout.





## THE LOCAL AREA

Cockenzie and neighbouring Port Seton are charming East Lothian fishing villages with working harbours on the Firth of Forth. Along with coastal walks, residents enjoy access to stunning beaches and world-class golf courses including those at Muirfield and Archerfield near to the picturesque towns of Gullane and North Berwick.

Other recreational opportunities include those at the Mercat Gait Centre in Prestonpans, and Meadowmill Sports Centre featuring hockey, rugby, and football pitches along with a performance gym. Fort Kinnaird Retail Park with its multi-plex cinema, high street stores, and casual dining options is a short journey away. There is a local Co-op for daily shopping needs whilst Prestonpans has a Lidl and other retailers.

Local schooling includes Cockenzie Primary School and Preston Lodge High School whilst private options such as Loretto in Musselburgh and Belhaven Hill in Dunbar are within easy reach.

The property is ideally situated for commuting, just 5 miles from the centre of Musselburgh, and Edinburgh can be reached within 30 minutes by car with easy access to the A1 and city bypass. The train station in Prestonpans offers regular links between Edinburgh and North Berwick, in addition to the bus and night bus to and from Edinburgh.

## EXTRAS

All fitted floor coverings, carpets, curtains, blinds, light fittings, gas hob, oven, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer and two garden sheds will be included in the sale price.

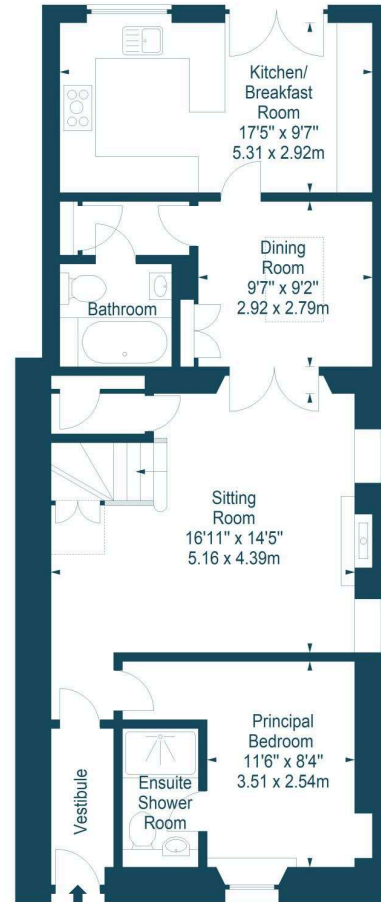
**HOME REPORT VALUATION: £305,000**



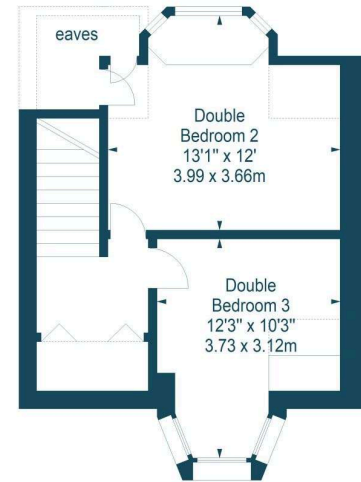
South Lorimer Place,  
Cockenzie,  
Prestonpans,  
East Lothian, EH32 0JE



Approx. Gross Internal Area  
1162 Sq Ft - 107.95 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor



First Floor

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 01620 671 837

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.