



GARDEN STIRLING BURNET

## 21 WINTON PARK

COCKENZIE, PRESTONPANS, EAST LoTHIAN, EH32 0JN



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Offering desirable coastal living, this traditional two-bedroom lower villa is quietly situated in the picturesque harbour village of Cockenzie, well served by local amenities, including everyday shopping and a primary school, just a swift 30-minute commute from central Edinburgh. The well-proportioned home is ideal for professionals, small families, or downsizers, offering thoughtfully curated contemporary interiors, generous private and shared gardens, and unrestricted on-street parking.

The side front door opens into a vestibule and adjoining hall, both providing useful storage. The hall is neutrally presented with durable wood-toned flooring that flows seamlessly into the reception room and kitchen. The light-filled reception room, with a spacious, flexible layout for relaxation and dining, is stylishly presented with striking deep-blue décor contrasted by crisp white detailing. It is an exceptionally convivial space, with convenient and sociable access to the kitchen. The immaculate modern kitchen is tastefully appointed in a classically inspired soft taupe design and benefits from a dual-aspect, welcoming excellent natural light. Fully integrated appliances include an induction hob, oven, fridge freezer, and washing machine, while wood-toned worktops with under-cabinet lighting add practicality.

## FEATURES

- Desirable coastal village setting, 30 minutes from Edinburgh
- Bright interiors with thoughtful contemporary styling
- Traditional, well-proportioned lower villa
- Vestibule and entrance hall, both with storage
- Inviting living/dining room with kitchen access
- Dual-aspect kitchen with integrated appliances
- Two rear-facing double bedrooms
- Stylish bathroom with shower-over-bath and vanity storage
- Generous private and shared gardens, plus private store
- Unrestricted on-street parking
- Gas central heating and double glazing





The two double bedrooms off the hall both enjoy a sunny rear garden outlook, soft carpeting for added comfort, and calm neutral décor. Completing the home, and also accessed from the hall, is a bright and stylish bathroom with a shower-over-bath and vanity storage, enhanced by on-trend black accents and a classic chequered floor. Gas central heating and double glazing ensure year-round comfort and efficiency.

Outside, set within a gated plot, the front garden is a spacious private area for outdoor relaxation, laid to lawn for ease of upkeep, whilst also offering excellent potential for keen gardeners. To the southwest-facing rear, there is a further garden shared with the first-floor property, as well as a brick store for the private use of the lower villa. Ample unrestricted on-street parking adds further convenience.

Extras: All fitted flooring, window coverings, and light fittings are included in the sale.







### Cockenzie, East Lothian

Situated on the rugged East Lothian coast is Cockenzie, a coastal village of great historical interest and a small fishing port. The open seaside parks, coastal walkways and harbour are all great places to escape the hustle and bustle and take in scenic nature. With Prestonpans train station close by, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car, with the A1 providing an accessible and fast commute. Regular bus services travel from here to Edinburgh and beyond. Cockenzie benefits from local shops, an art gallery, a Post Office, a nursery and Cockenzie Primary School. Nearby Prestonpans offers Preston Lodge High School, whilst private primary and secondary level schooling at Loretto is less than 4 miles away. For further and extensive shopping, nearby Fort Kinnaird Retail Park hosts a wealth of High Street stores and take-away outlets. The surrounding area offers great fitness and outdoor pursuits including Meadowmill Sports Centre, various golf courses, a bowling club, walking and cycling trails, fishing, and horse-riding.





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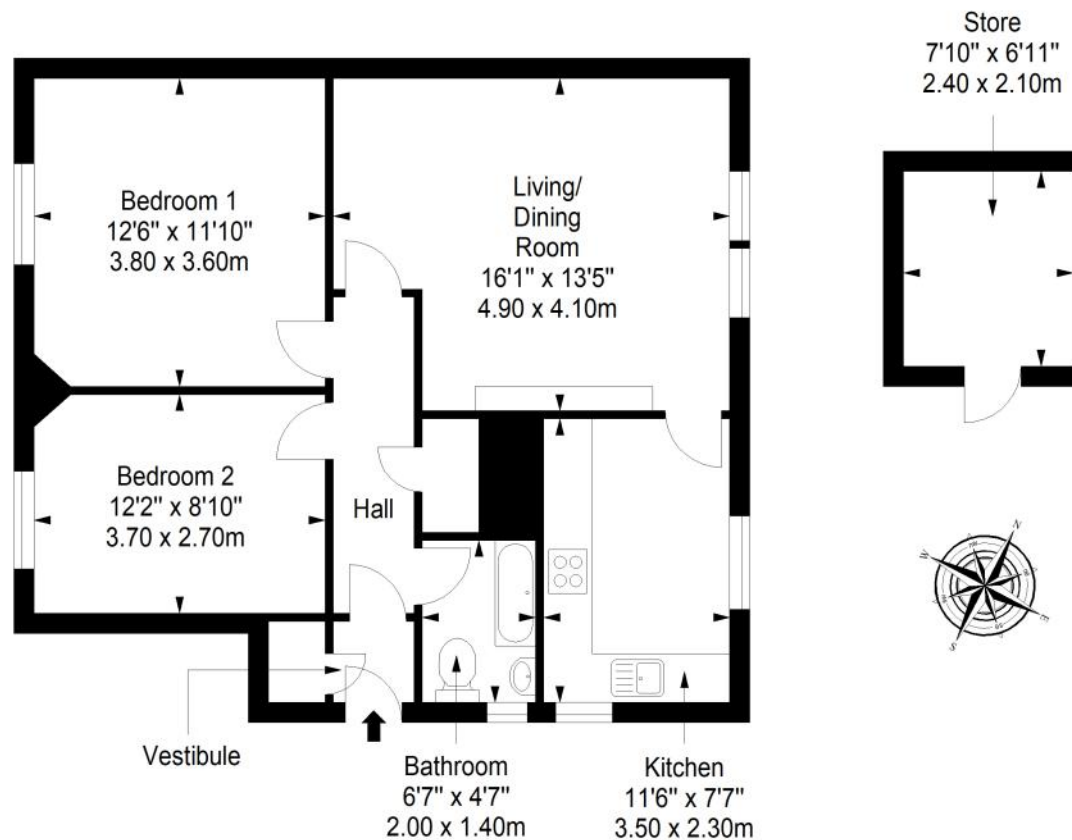
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

Ground Floor  
Approx. 63.0 sq. metres (678.1 sq. feet)

Store  
Approx. 5.0 sq. metres (53.8 sq. feet)



Total area: approx. 63.0 sq. metres (678.1 sq. feet)