



GARDEN STIRLING BURNET

74 HIGH STREET

COCKENZIE, PRESTONPANS, EH32 0DG



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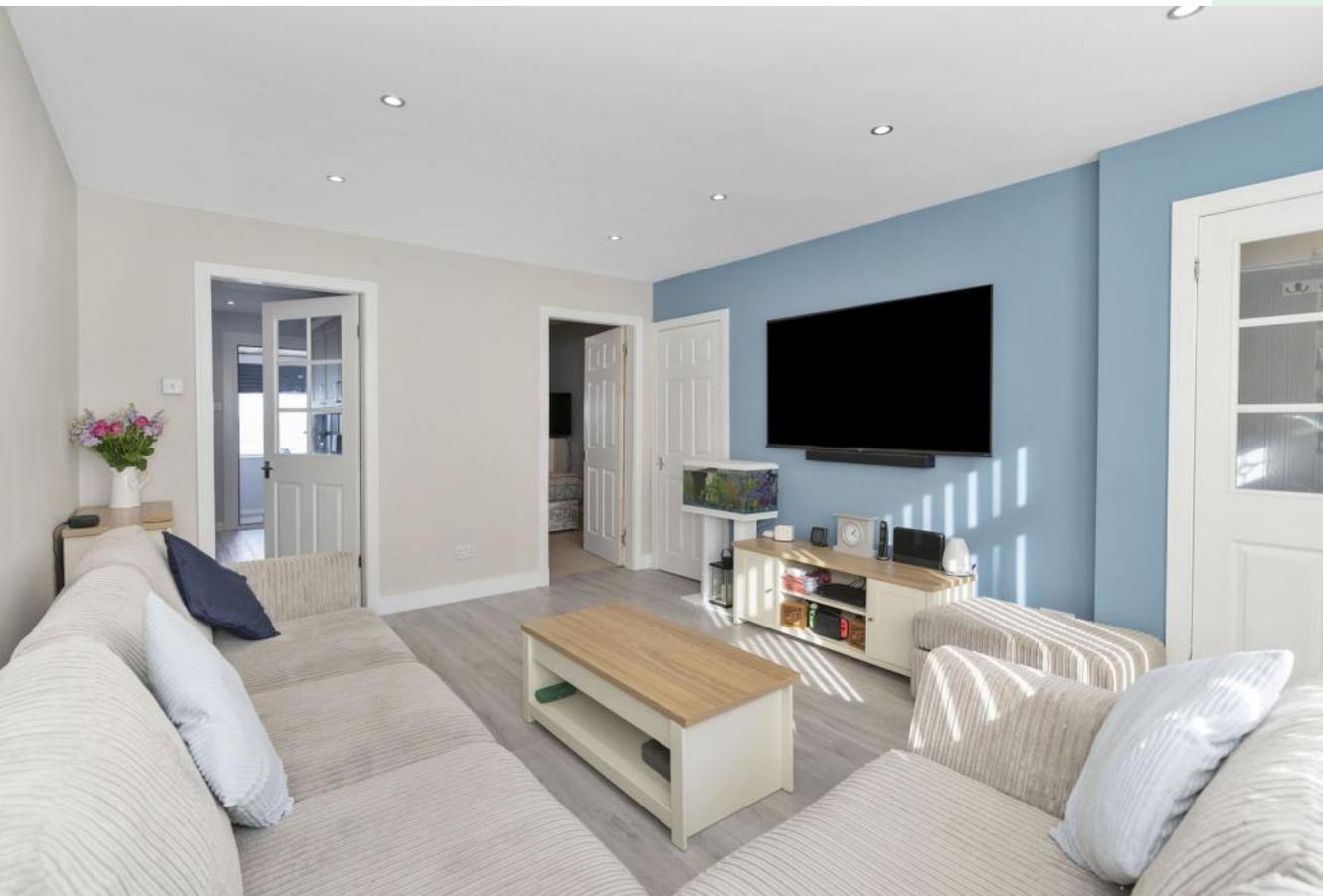
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Introducing a three-bedroom end-terrace house which occupies a prime coastal location in Cockenzie, offering spacious interiors that are attractively presented to move-in standards throughout. This south-facing home further boasts a charming living room, a versatile conservatory/dining area, a stylish kitchen (fitted in October 2023), and a three-piece bathroom. It also affords impressive views over the Firth of Forth and it has a lovely garden that takes full advantage of the panoramic vista.

Inside, a hall welcomes you before leading left into the living room. Here, a light blue accent wall is paired with a neutral backdrop and a muted, wood-toned floor to create a stylish and inviting aesthetic. This room has spacious proportions for comfy lounge furniture and on-hand storage to help keep it neat and tidy. Twin south-facing windows also ensure a flood of daily sunlight. Next door, the kitchen is arranged in a galley style, boasting a contemporary Shaker-inspired design with generous cabinet storage and complementary worktops, which blend with the easy-clean splashbacks. Integrated appliances complete the sophisticated look, creating a sleek and streamlined finish. Extending off the kitchen is a beautiful conservatory/dining room that captures the uninterrupted sea views – a lovely backdrop for family meals.

FEATURES

- An end-terrace house in move-in condition
- Prime coastal location in Cockenzie
- Far-reaching views over the Firth of Forth
- Attractive interiors with modern finishings
- Welcoming entrance hall
- Spacious, south-facing living room
- Contemporary Shaker-inspired kitchen
- Beautiful conservatory/dining room
- Three bright and airy double bedrooms
- Modern bathroom with overhead shower
- Long rear garden that is enclosed
- Unrestricted on-street parking
- Gas central heating and double glazing





A double bedroom (just off the living area) completes the ground floor, while the two remaining double bedrooms are upstairs. All three rooms are bright and airy, enjoying modern décor and soft carpets. The principal bedroom (with a lively feature wall) also has built-in storage for added convenience. A modern three-piece bathroom (with an overhead rainfall shower) completes the accommodation. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has a long rear garden laid with an artificial lawn and a decked area for summer dining. The space is enclosed and it offers wonderful far-reaching views over the Firth of Forth. Parking in the area is on street and unrestricted.

Extras: all fitted floor coverings, blinds, light fittings, and integrated appliances (ceramic hob, oven, microwave, wine fridge, dishwasher, and washing machine) to be included, whilst the fridge/freezer is available at an additional cost.







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 enjoy the outdoors. 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. Loretto offers private schooling at both primary and secondary level and is less than 4 miles away. For further and extensive shopping, nearby Fort Kinnaird Retail Park offers 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.







**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

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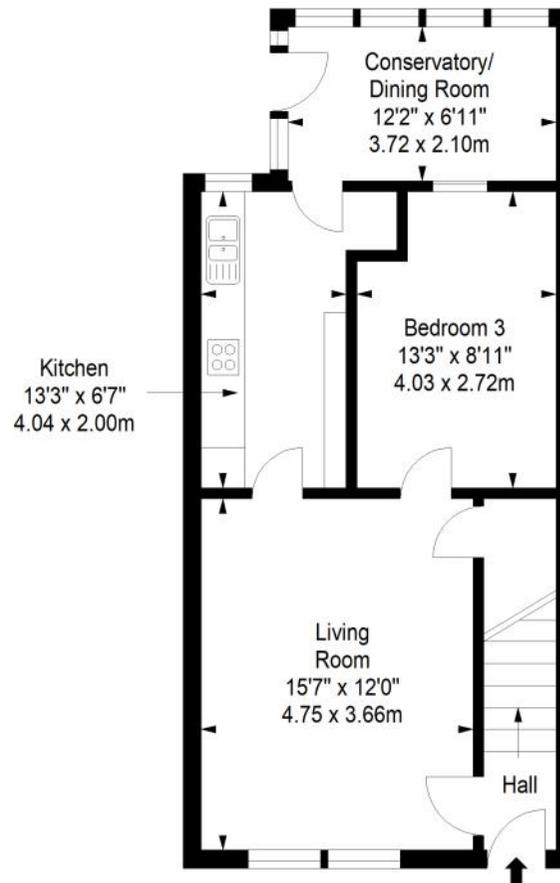
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If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

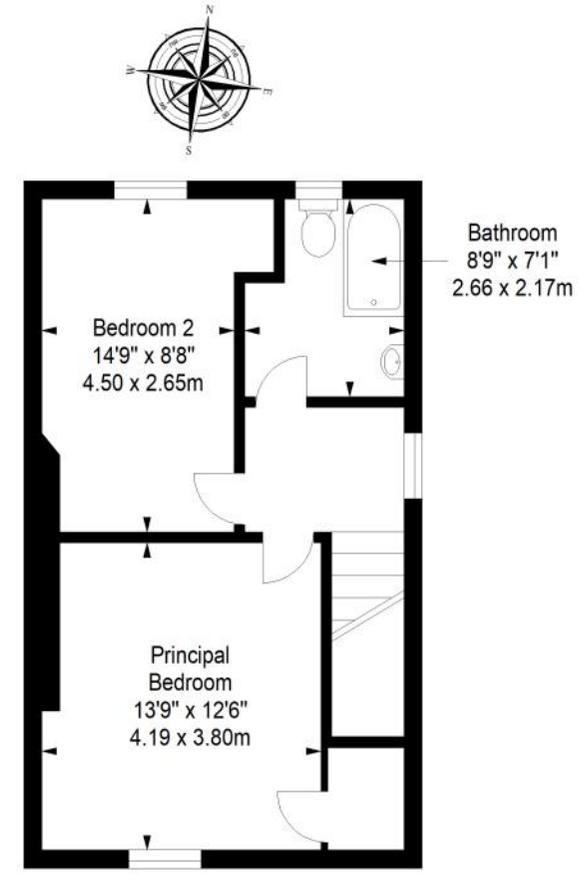
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

Ground Floor
Approx. 52.4 sq. metres (564.0 sq. feet)



First Floor
Approx. 44.5 sq. metres (479.0 sq. feet)



Total area: approx. 96.9 sq. metres (1043.1 sq. feet)