



2 Whin Park
Cockenzie, Prestonpans
EH32 0JQ



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Property Summary

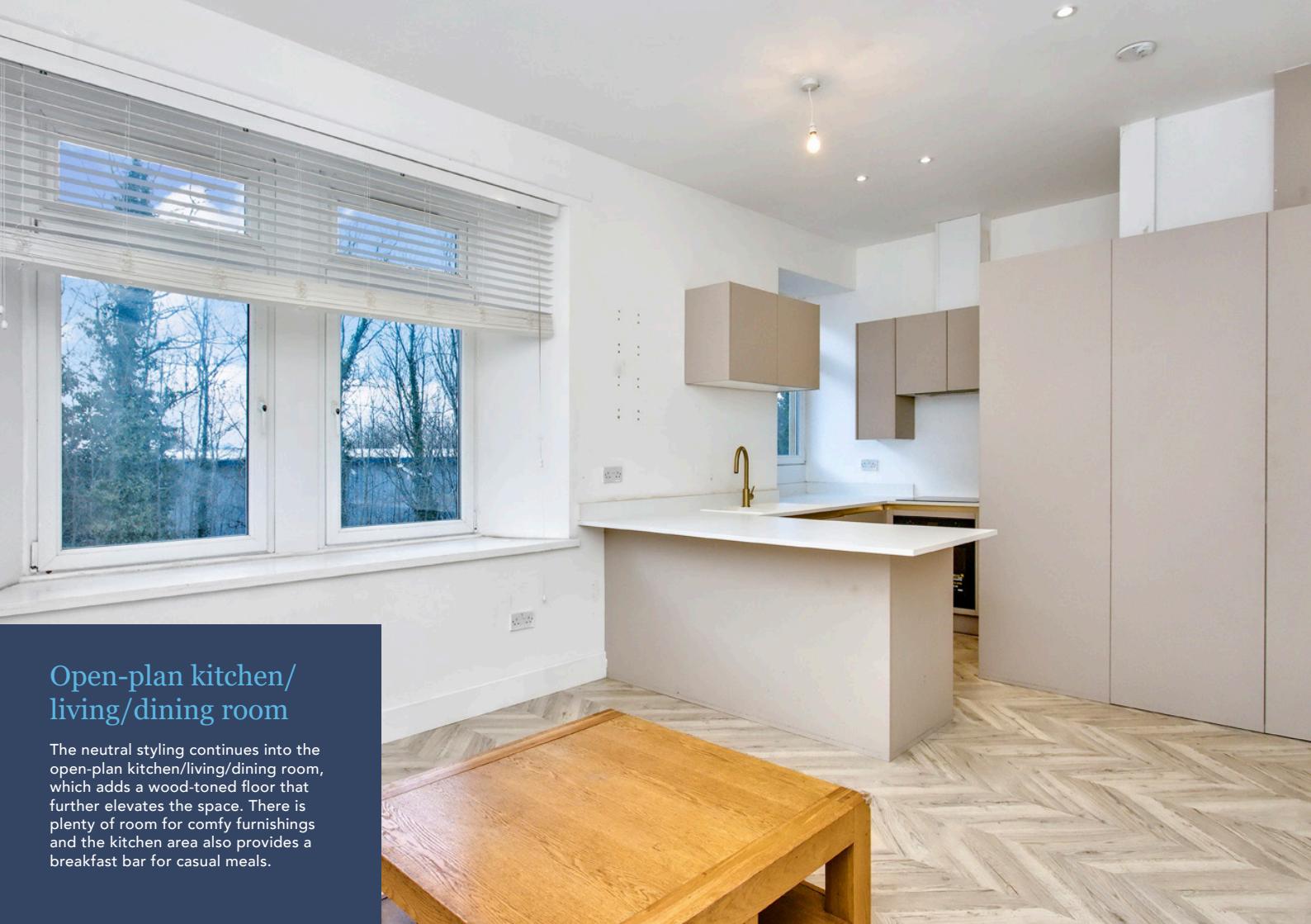
Welcome to a two-bedroom main-door upper villa which is presented in true walk-in condition, having been thoroughly refurbished approximately two years ago. This beautiful home provides a blank canvas of décor throughout, along with a contemporary kitchen and bathroom that are both expertly styled and newly fitted during the refurbishment period. It further benefits from a sociable open-plan reception area and a private garden. Set in the coastal town of Cockenzie, the home is close to amenities, schools, and transport links, as well as the local harbour and seaside walks.

The home's private front door opens to a staircase that leads up to an immaculate hall with built-in storage and a rooflight for a flood of daily sun.



Features

- An upper villa in true walk-in condition
- Fully refurbished roughly two years ago
- Set in the coastal town of Cockenzie
- Blank canvas of décor throughout
- Private front door leading up to hall
- Open-plan kitchen/living/dining room
- On-trend kitchen with integrated appliances
- Two double bedrooms
- Stylish bathroom with overhead shower
- Private store
- Private rear garden that is fully enclosed
- Unrestricted on-street parking
- Gas central heating and double glazing



Open-plan kitchen/ living/dining room

The neutral styling continues into the open-plan kitchen/living/dining room, which adds a wood-toned floor that further elevates the space. There is plenty of room for comfy furnishings and the kitchen area also provides a breakfast bar for casual meals.



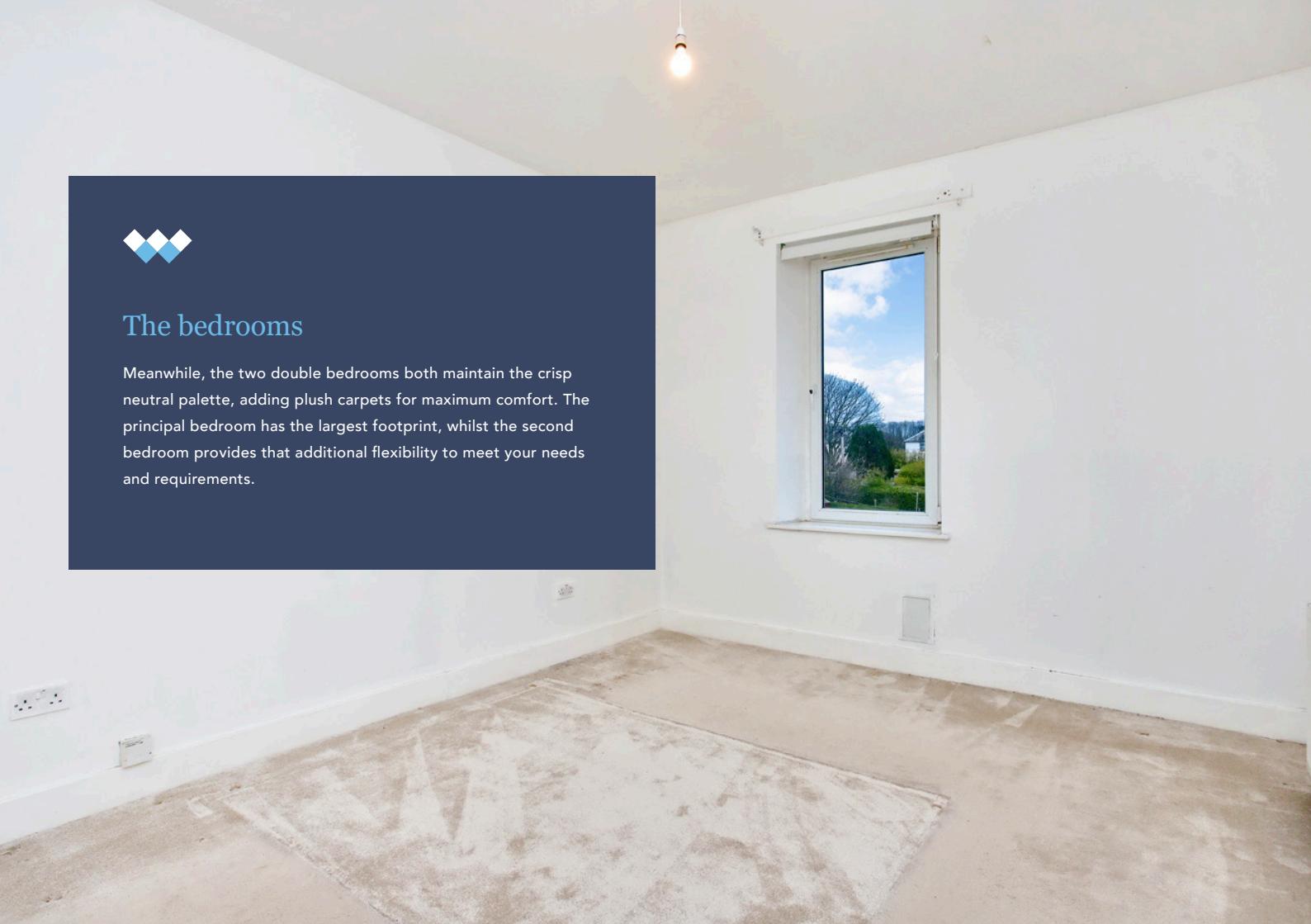


With an on-trend design, the kitchen brings additional style and flair to the space. It has generous cabinet storage at base and wall level, alongside complementary worktops and seamlessly integrated appliances for a sleek finish (oven, ceramic hob, concealed extractor, fridge/freezer, dishwasher, and washing machine).



The bedrooms

Meanwhile, the two double bedrooms both maintain the crisp neutral palette, adding plush carpets for maximum comfort. The principal bedroom has the largest footprint, whilst the second bedroom provides that additional flexibility to meet your needs and requirements.







“...two double bedrooms both maintain the crisp neutral palette...”



Stylish bathroom with overhead shower

Completing the accommodation is the stylish bathroom which features contemporary wet walling and a three-piece suite. It is comprised of a toilet, a washbasin, and a double-ended bathtub with a handheld and overhead rainfall shower. The property has gas central heating and double glazing, as well as a private store.





Private rear garden that is fully enclosed

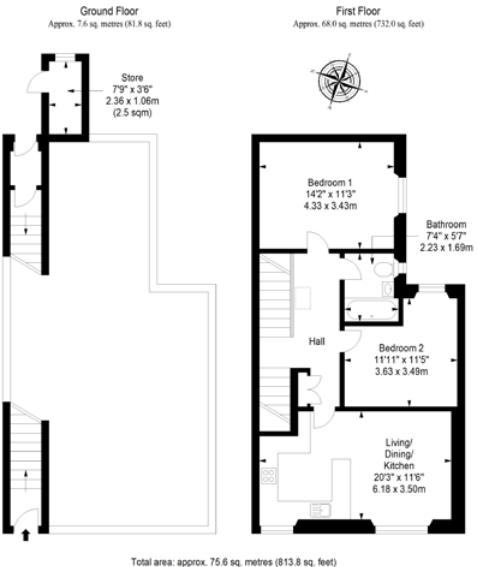
Outside, the home has direct access to a private rear garden which is fully enclosed and paved for ease of maintenance. This space is perfect for summer barbecues. Furthermore, parking in the area is on street and unrestricted.



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.

Floorplan



EPC Rating - D | Council tax band - B | Home report Value - £170,000

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.



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