




GARDEN STIRLING BURNET

48B, HIGH STREET
COCKENZIE, PRESTONPANS EH32 0DG

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EPC RATING **F**

COUNCIL TAX BAND **B**



SUMMARY

With its sought-after coastal setting in Cockenzie, within commuting distance of the capital, this traditional one-bedroom ground-floor flat offers great potential and is an ideal purchase for downsizers, first-time buyers, city dwellers looking for a seaside retreat, and rental investors alike. The flat comes with spacious accommodation requiring cosmetic upgrades. The home enjoys a sun-filled double-aspect living and dining kitchen with an open-plan layout, a double bedroom and a shower room. Situated on the High Street, the flat comes with easy access to a wealth of amenities, bus links, the beach, cafés, shops and green spaces.

Extras: all fitted window coverings and light fittings are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Traditional ground-floor flat in Cockenzie
- Situated on Cockenzie's High Street
- Outstanding location near the harbour and coast
- Exciting redecoration opportunities
- Neutral interiors
- Hallway with storage
- Sunny dual-aspect living/dining/kitchen
- Double bedroom with press storage
- Three-piece shower room
- Parking available nearby
- Traditional windows
- Electric heating





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

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HOUSE SALES

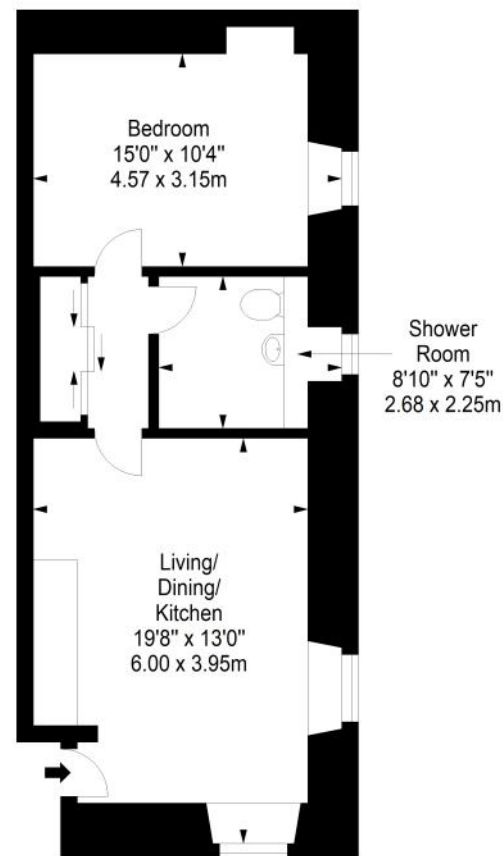
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 46.9 sq. metres (504.8 sq. feet)