

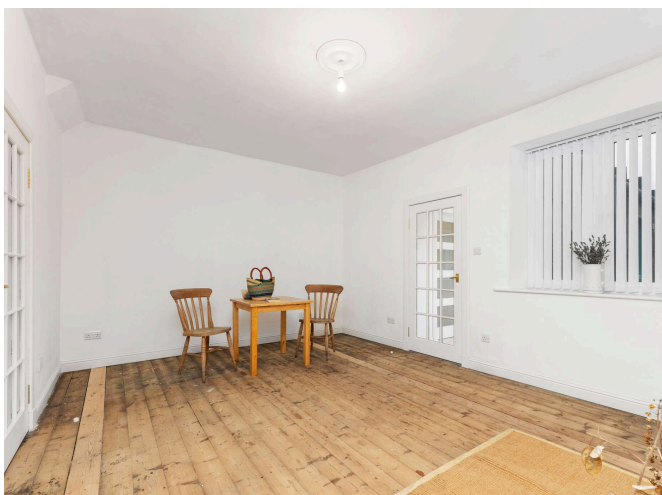
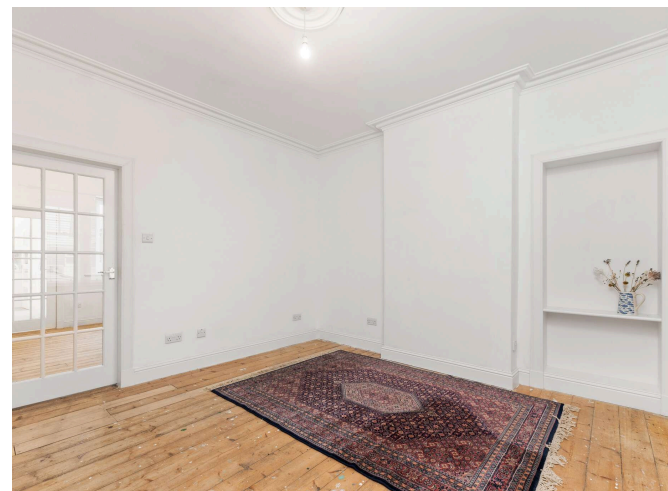


12 Elcho Place
Port Seton, EH32 0DL

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"12 Elcho Place is a charming, mid terraced cottage situated in the popular coastal village of Port Seton, just a few minutes' walk from the Harbour"

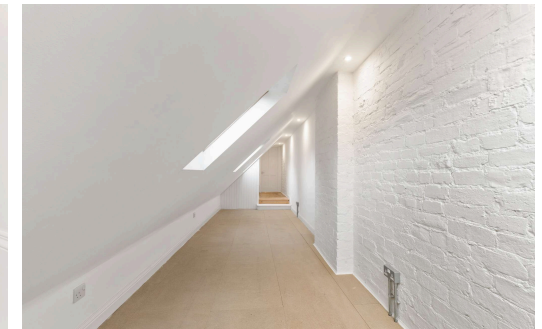
- ENTRANCE HALL
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BATHROOM
- BEDROOM 1
- BEDROOM 2
- STUDY
- FRONT & REAR GARDENS
- DRIVEWAY
- OUTBUILDING
- ON STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Situated in the popular East Lothian coast, Cockenzie & Port Seton are villages of great historical interest and small fishing ports. Its seaside parks, coastal walkways and harbour are all great places to escape the hustle and bustle. With Prestonpans train station close by, residents can enjoy both the countryside and all the amenities that the capital has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car, with the A1 providing a fast and convenient commute. Regular bus services also travel from here into Edinburgh and beyond. Port Seton benefits from local shops, an art gallery, a post office, a nursery and Cockenzie Primary School. Secondary education is provided at Preston Lodge High School in nearby Prestonpans. Loretto School in Musselburgh also offers private schooling from primary to senior level. For more extensive shopping facilities, nearby Fort Kinnaird Retail Park is home to a wealth of high-street stores, a cinema complex and eateries. The surrounding area promises great fitness and outdoor pursuits, which include a gym, weights room, sports hall, outdoor pitches and athletics facilities at Meadowmill Sports Centre, plus some of the many golf courses that East Lothian is famous for.



DESCRIPTION

12 Elcho Place is a charming, mid terraced cottage situated in the popular coastal village of Port Seton, just a few minutes' walk from the Harbour. The accommodation, which offers a flexible layout, comprises: entrance hall; bright and spacious living room with under stair cupboard; generously proportioned dining room; rear hall with access to garden; dual aspect kitchen with ample base and wall mounted units; contemporary bathroom with mains operated shower over bath; stair with Velux window leading to upper landing; front facing bedroom one with beautiful open sea view; rear facing bedroom 2 and good sized study. Further benefits include: low maintenance front garden; expansive enclosed private rear garden with, driveway and gate leading to rear lane; generous outbuilding offering good storage; unrestricted on street parking; excellent local amenities and transport links.

EPC RATING

The energy efficiency rating for this property is band F

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



12 Elcho Place, Cockenzie, EH32 0DL



Total Area: 119.0 m² ... 1281 ft²

All measurements are approximate and for display purposes only.

A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

zoopla

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