



4 South Doors
Cockenzie, EH32 0HR

A

"4 South Doors is a charming mid terraced cottage extended over 3 floors situated in Cockenzie"

- HALLWAY
- LIVING/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Situated in the popular East Lothian coast, Cockenzie is a village of great historical interest and a small fishing port. 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. Cockenzie benefits from local shops, an art gallery, a nursery and Cockenzie Primary School. Secondary education is provided at Preston Lodge High School in nearby Prestonpans. For more extensive shopping facilities, nearby Fort Kinnaird Retail Park is home to a wealth of high-street stores, a cinema complex and eateries.

COUNCIL TAX

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



DESCRIPTION

4 South Doors is a charming mid terraced cottage extended over 3 floors. The property is in walk-in condition and offers well-proportioned accommodation. Situated just off Cockenzie High Street, the property benefits from a convenient village location with easy access to local amenities and transport links. Accommodation comprises: hallway; living/dining room with fireplace and log burner leading into modern kitchen; 2 double bedrooms and a bathroom with shower over bath completes the property. Further benefits include gas central heating, double glazing and a private patio area to the front.

EPC RATING

The energy efficiency rating for this property is band D

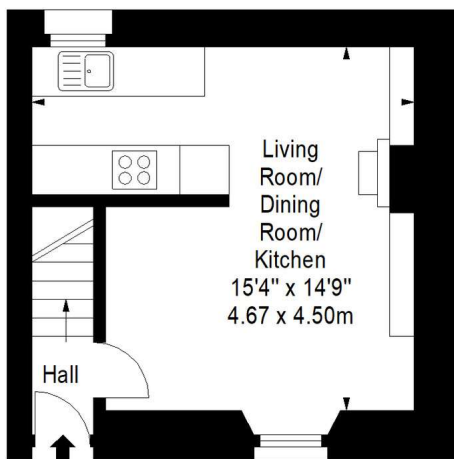
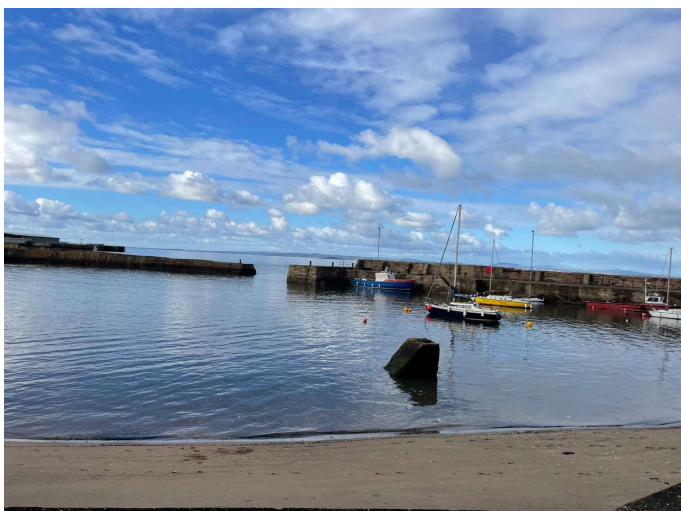
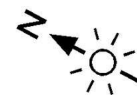
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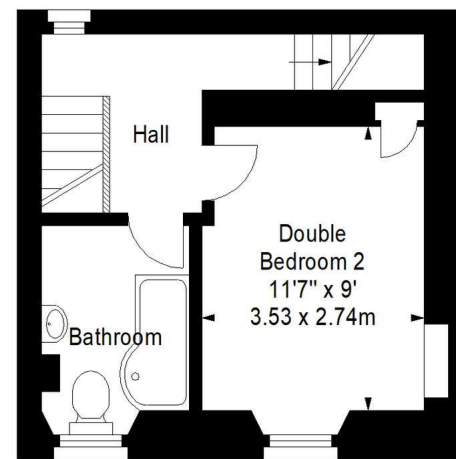
**South Doors,
Cockenzie,
East Lothian, EH32 0HR**



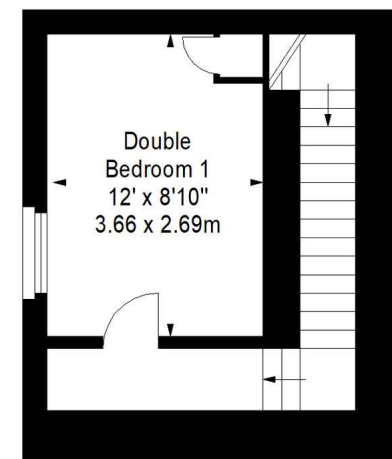
Approx. Gross Internal Area
672 Sq Ft - 62.43 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor



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