

COULTERS[©]

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JONAH COTTAGE, 22-24 HIGH STREET

COCKENZIE, EAST LOTHIAN, EH32 0HP

2 BED

1 BATH

2 PUBLIC



TAKE A LOOK INSIDE

Featured on Scotland's Home of the Year in 2021, Jonah Cottage is an exceptional two bedroom semi-detached cottage occupying a truly enviable waterfront position with breathtaking panoramic views across the Firth of Forth.

Nestled within the picturesque and highly sought-after fishing village of Cockenzie, the property enjoys a peaceful setting just a short stroll from the charming Cockenzie House & Gardens, home to a thriving arts hub, café and community events, as well as an excellent range of local amenities. Thoughtfully renovated and beautifully presented throughout, Jonah Cottage seamlessly combines period charm with contemporary style to create a distinctive coastal home, further benefiting from ample on-street parking.

KEY FEATURES



Beautifully presented, contemporary semi-detached period cottage



Two double bedrooms and large versatile box room



Stunning panoramic sea views across Firth of Forth



Ample on-street parking



Peacefully located on the seafront, close to local amenities and transport links



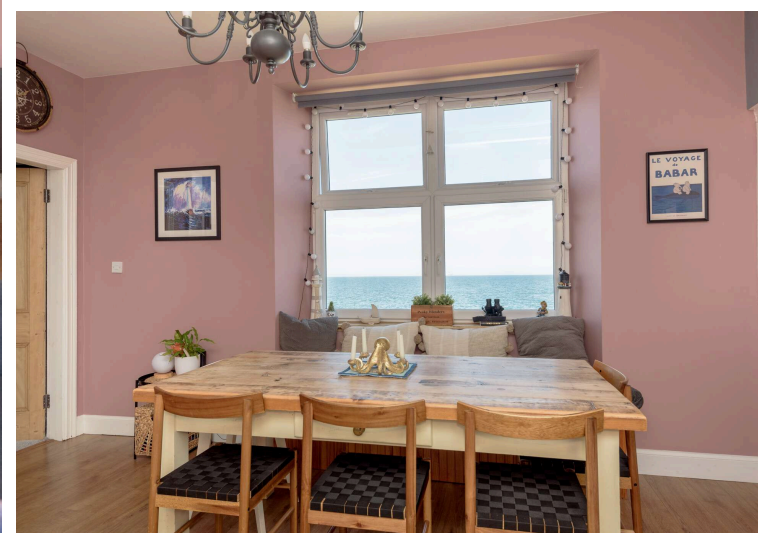
Opportunity to purchase successful neighbouring holiday let cottage



EPC Rating - C



Council Tax Band - D



The bright and well-proportioned accommodation is entered via a welcoming hallway and centres around a stunning open-plan dining kitchen, undoubtedly the heart of the home, featuring an excellent range of units, integrated appliances and a substantial central island ideal for both everyday living and entertaining. The accommodation further comprises a characterful sitting room with a period fireplace, a generous principal bedroom with freestanding wardrobes, a spacious second double bedroom, a large versatile box room, a practical utility room and a stylish family bathroom.

A particular feature of the property is the substantial cellar space, which offers excellent storage and presents exciting scope for further development or conversion, subject to the necessary local authority consents. In addition, the property benefits from a large floored attic with lighting and cabling already in place, providing superb storage and offering significant potential for conversion into additional living accommodation, again subject to the appropriate consents. The current owners have prepared plans for an attic conversion, which can be made available to prospective purchasers.





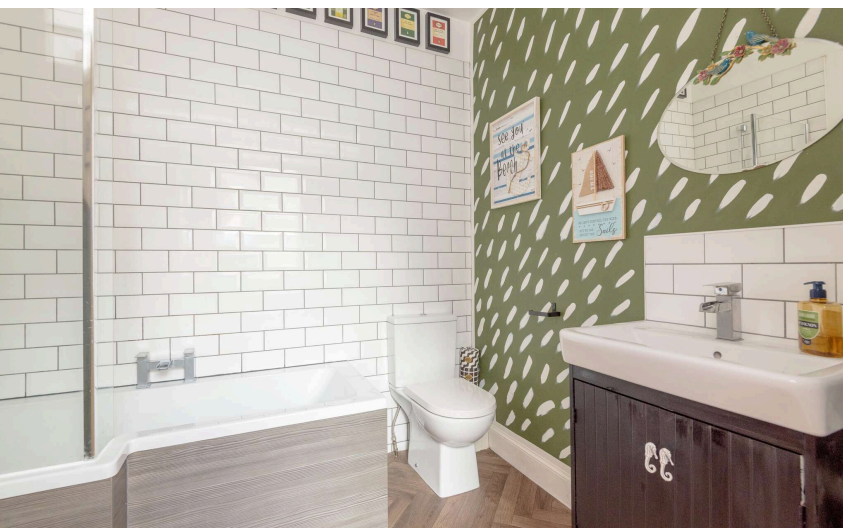
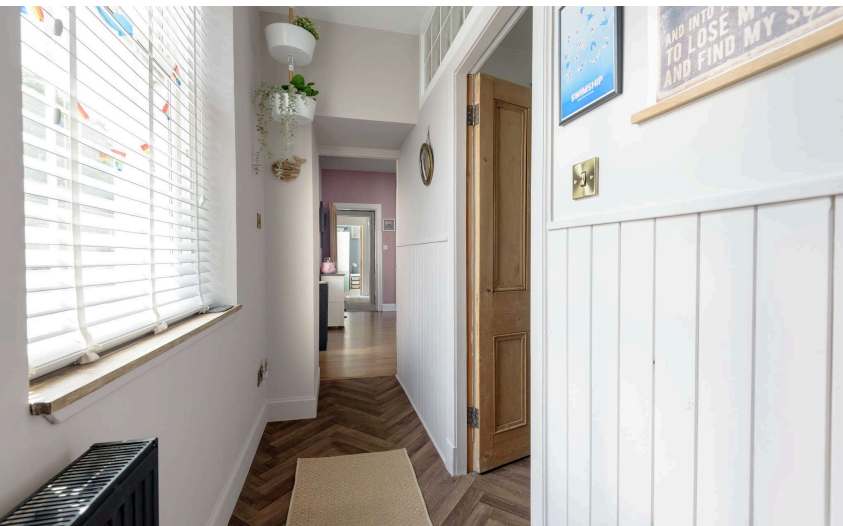
MORE INFORMATION

There is also an exciting opportunity to acquire the neighbouring property, Boatshore Cottage, by separate negotiation.

Recently voted East Lothian's number one holiday home, this highly successful one-bedroom holiday let offers beautifully presented accommodation together with a private courtyard garden enjoying wonderful views across the bay.

Available at Offers Over £195,000. For further information, please visit boatshorecottage.com or contact Coulters.







COULTERS



THE LOCAL AREA

Cockenzie and neighbouring Port Seton are charming East Lothian fishing villages with working harbours on the Firth of Forth. Along with coastal walks, residents enjoy access to stunning beaches and world-class golf courses including those at Muirfield and Archerfield near to the picturesque towns of Gullane and North Berwick.

Other recreational opportunities include those at the Mercat Gait Centre in Prestonpans, and Meadowmill Sports Centre featuring hockey, rugby, and football pitches along with a performance gym. Fort Kinnaird Retail Park with its multi-plex cinema, high street stores, and casual dining options is a short journey away. There is a local Co-op for daily shopping needs whilst Prestonpans has a Lidl and other retailers.

Local schooling includes Cockenzie Primary School and Preston Lodge High School whilst private options such as Loretto in Musselburgh and Belhaven Hill in Dunbar are within easy reach.

The property is ideally situated for commuting, just 5 miles from the centre of Musselburgh, and Edinburgh can be reached within 30 minutes by car with easy access to the A1 and city bypass. The train station in Prestonpans offers regular links between Edinburgh and North Berwick, in addition to the bus and night bus to and from Edinburgh.

EXTRAS

All fitted floor coverings, carpets, blinds, gas hob, combination microwave steam oven, oven, fridge/freezer, dishwasher and washing machine are included in the sales price.

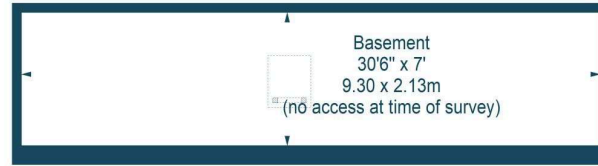
HOME REPORT VALUATION: £350,000



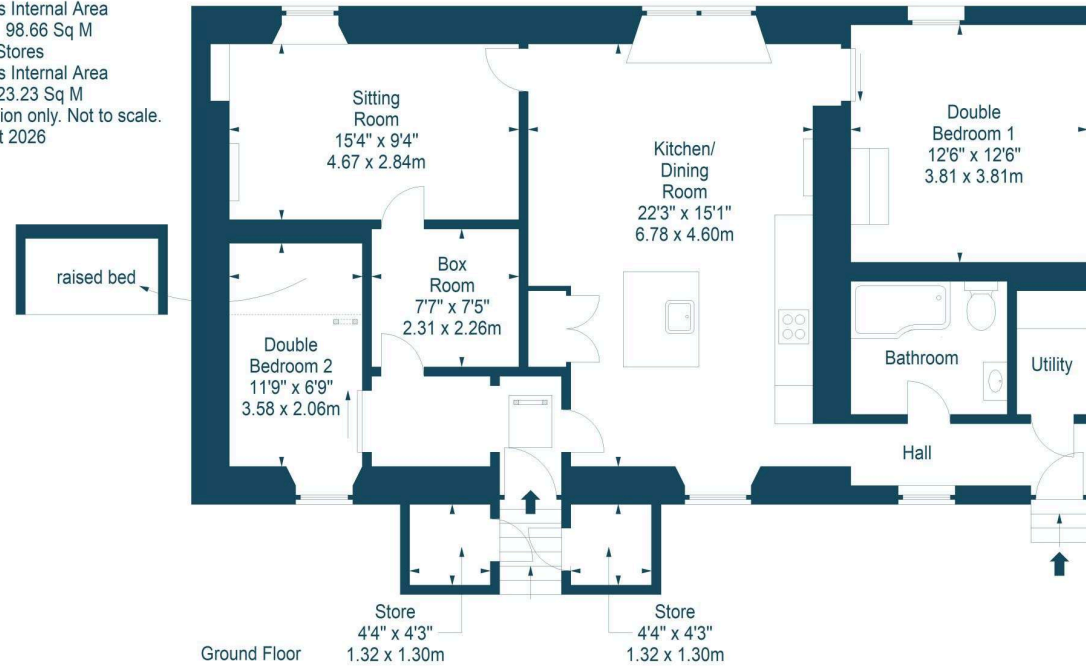
Jonah Cottage,
High Street,
Cockenzie,
East Lothian, EH32 0HP



Approx. Gross Internal Area
1062 Sq Ft - 98.66 Sq M
Basement & Stores
Approx. Gross Internal Area
250 Sq Ft - 23.23 Sq M
For identification only. Not to scale.
© SquareFoot 2026




Basement



Ground Floor

GET IN TOUCH

 www.coultersproperty.co.uk

 01620 671837

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.