



WHIN PARK

91 Whin Park  
COCKENZIE | EH32 0JH

  
**warner's**  
solicitors & estate agents



## 91 Whin Park

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Well presented two bedroom upper villa, enjoying its own main door access and benefiting from a well presented private garden, and on-street parking, located in the popular town of Cockenzie just to the East of Edinburgh. The property is in move in condition and would make a lovely home within a popular residential area. The property comprises two well proportioned bedrooms, one with built in wardrobes, a spacious living room with a dining area, a kitchen currently comprising an oven hob and fan, washing machine, fridge/freezer and the boiler cupboard and completing the accommodation is the stylish bathroom with shower over the bath.

- Entrance hall
- Two well proportioned bedrooms
- Fully fitted kitchen
- Bright and spacious Dining/living room
- Stylish bathroom
- On-street parking
- Double Glazing and Gas central heating
- Private front garden and shared rear gardens

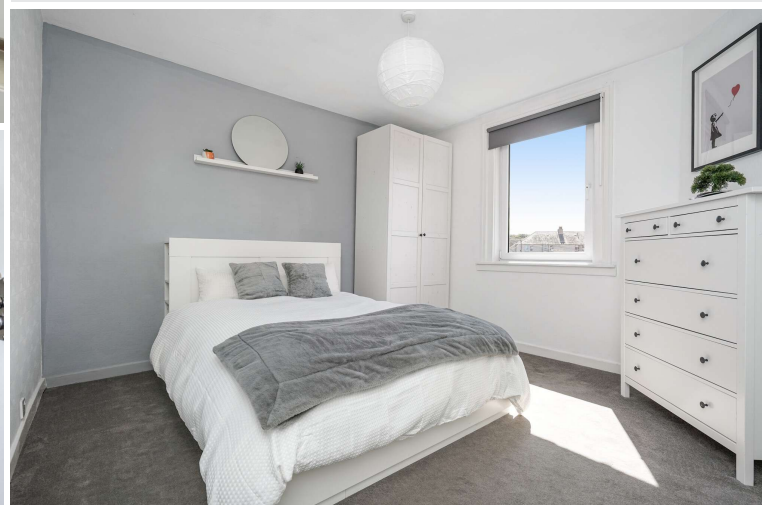
Council tax B. Energy Rating C

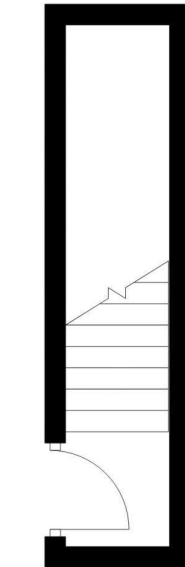
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



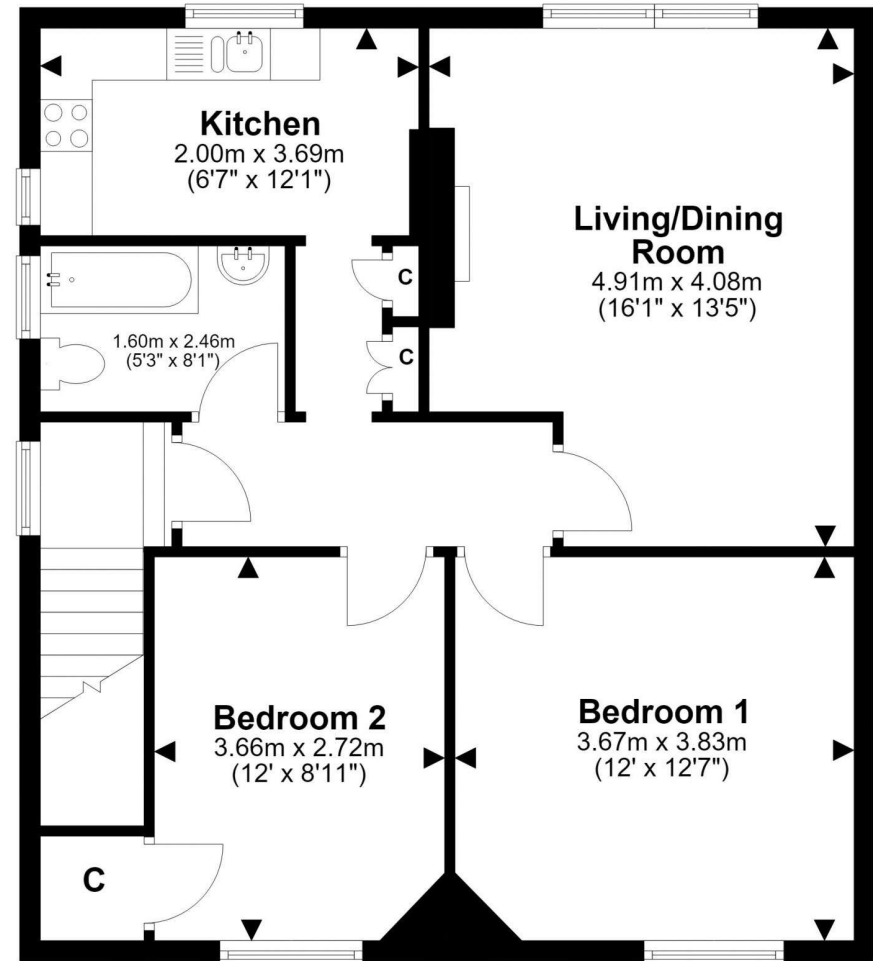
All fixtures, fittings, integrated kitchen appliances, curtains, blinds, shutters & two sheds will be included in the sale. The washing machine, trampoline & playhouse will not be included in the sale.

The subjects are located in the popular East Lothian coastal town of Cockenzie, which is well within commuting distance of Edinburgh. There is a variety of shops on hand to cater for everyday needs, with a wider range available at adjoining Prestonpans. Both primary and secondary schooling are available within the area. The East Lothian coastline offers many scenic walks and East Lothian is well known for a superb choice of golf courses. An efficient public transport network is on hand and the A1, City Bypass and main motorway networks are within easy reach. For those seeking an alternative method of transport there is a railway station at Prestonpans.





**Ground Floor**



**First Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.