



4 South Lorimer Place,
COCKENZIE | EH32 0JE


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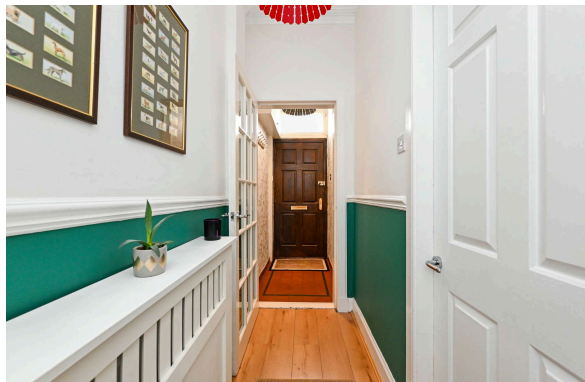
Nestled within the picturesque coastal village of Cockenzie, this charming three-bedroom cottage on South Lorimer Place offers an exceptional blend of traditional character, modern comfort, and seaside charm.

Accommodation comprises a welcoming entrance hallway which leads to the open plan living room and kitchen. The space is flooded with natural light from patio doors which give access to the rear garden. The kitchen has floor and wall mounted units and has ample worktop space. The spacious master bedroom in the lower level which is completed with the main bathroom which has a three piece suite with a over the bath shower. Upstairs there another two generous bedrooms one which benefits from an en-suite shower room. Externally there is a small garden to the front and the rear garden is fully enclosed with a patio area and artificial grass.

- Charming three bedroom terraced cottage
- Scenic coastal location
- New double glazing
- Fully enclosed rear garden
- Excellent transport links
- Gas central heating

Energy Rating C, Council Tax Band D.

No factor associated with this property.

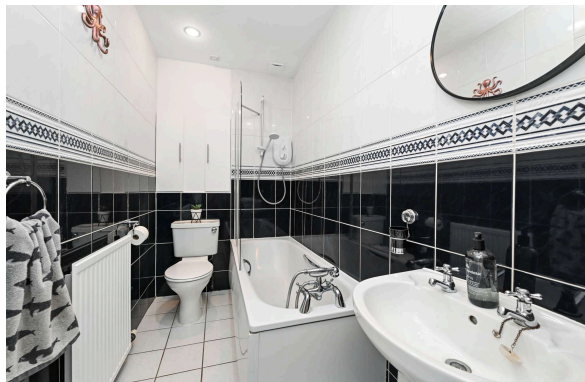


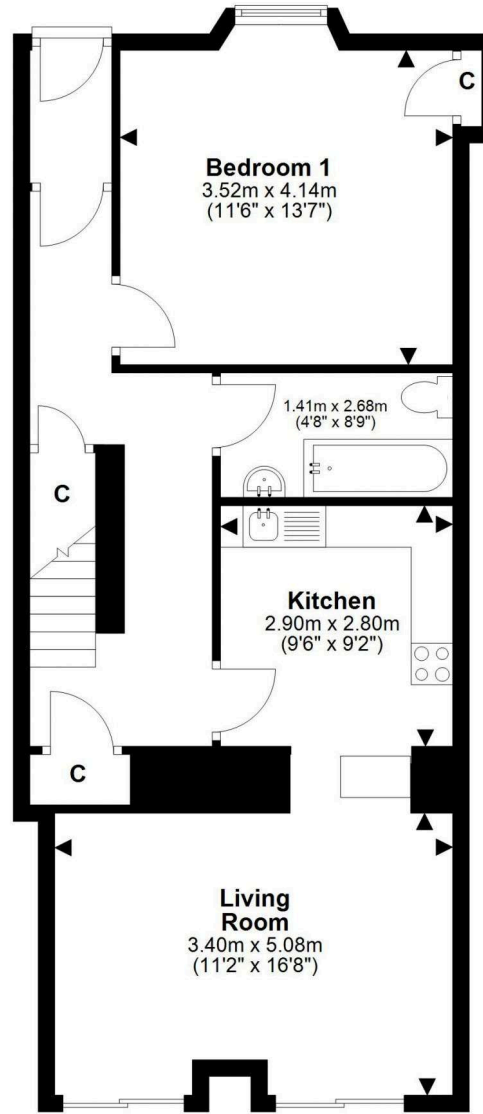
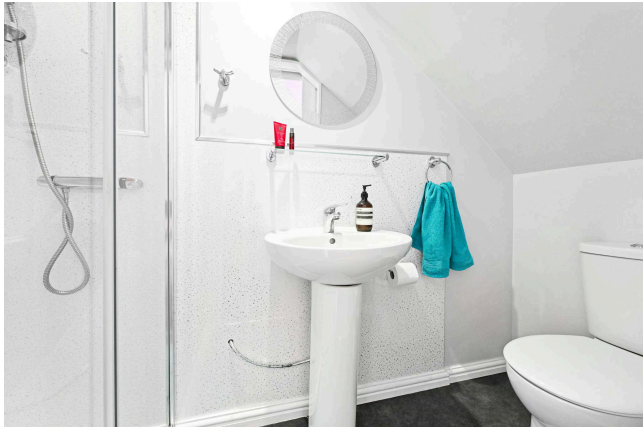
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



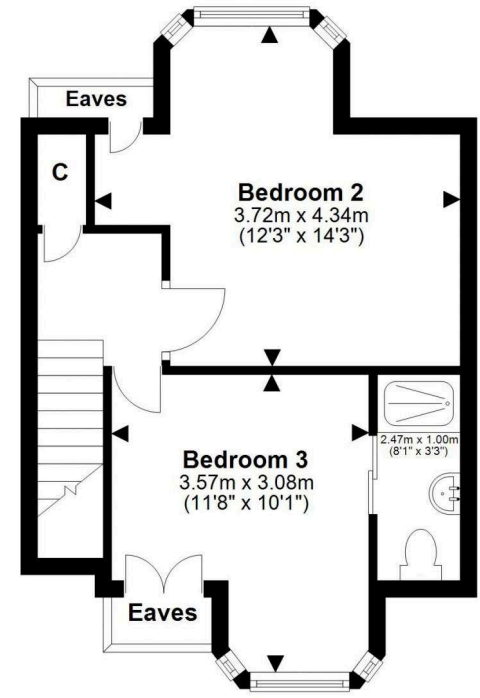
Extras: Fixtures and fittings, oven, hob, washing machine, fridge/freezer, curtains in both bedrooms upstairs

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.