

2B New Street

COCKENZIE, PRESTONPANS, EH32 0HN



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Charming two-bed terraced fisherman's
cottage in an idyllic seaside village*



Access to the property is gained through an external door from the pavement to a shared internal hallway with the property at 2A.

THE LOUNGE



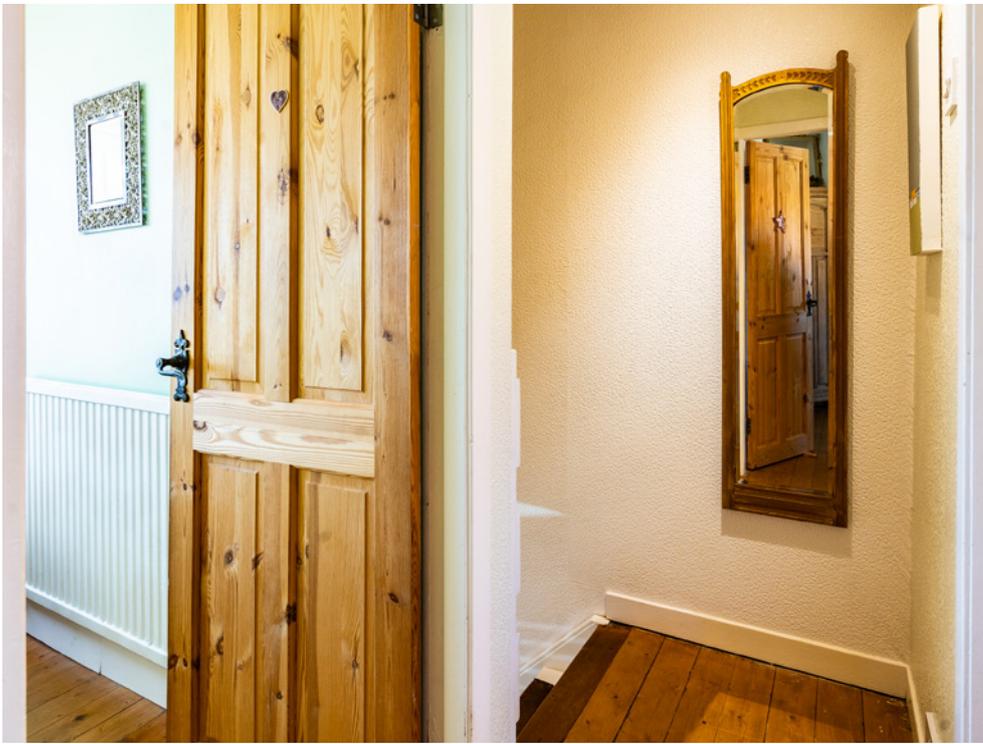
Once through the internal door, we are in the spacious yet cosy lounge with a charming wooden stairway to the upper accommodation. This large lounge benefits from oak flooring, a welcoming wood burner, alcove shelving and cupboard storage under the stairs, picture rails and a ceiling rose to add to the more traditional aspects of this property.

THE KITCHEN



A split stable style door leads us to the generous breakfasting kitchen with a modern ceramic sink, gas hob with electric oven and modern stainless-steel hood. The solid wood worksurface sits over a modern grey base and wall-mounted units with an integrated washing machine and freezer and further benefits from a free-standing Hisense fridge. Exposed ceiling beams give a real sense of a traditional fisherman's cottage in this space.





The upper accommodation boasts a beautiful bathroom with a tiled floor, a free-standing roll-top bath with side-mounted taps for convenience as well as a rainfall shower. A modern white WC and wash hand basin complete this charming and characterful aspect of the property. Both bedrooms are located on this upper floor and both benefit from oak flooring as does the upper hallway. Bedroom 1 is a generous double, benefits from a built-in wardrobe and additional cupboard space and the large window lets in lots of natural light. Bedroom 2/office is also a double with ample room for free-standing furniture.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Another split stable style door leads to the stone wall enclosed courtyard and shared drying area where this property also has its own extra storage hut, woodstore and brick-built studio/workshop. A former washhouse/outhouse, there is still plumbing as well as power and light, making this a fabulous place to commit to projects or even just additional storage.

The property obviously benefits from the recent upgrades to double-glazed windows, a new kitchen, and a wood burner. Its tranquil and beautiful coastal setting makes this seaside village with an artisan community feel like a very popular location. The quality of the finish throughout and the absolute charm it exudes means this property is likely to be very popular on the market. Early viewing is therefore strongly encouraged.

EXTERNALS



THE STUDIO/WORKSHOP



FLOOR PLAN, DIMENSIONS & MAP



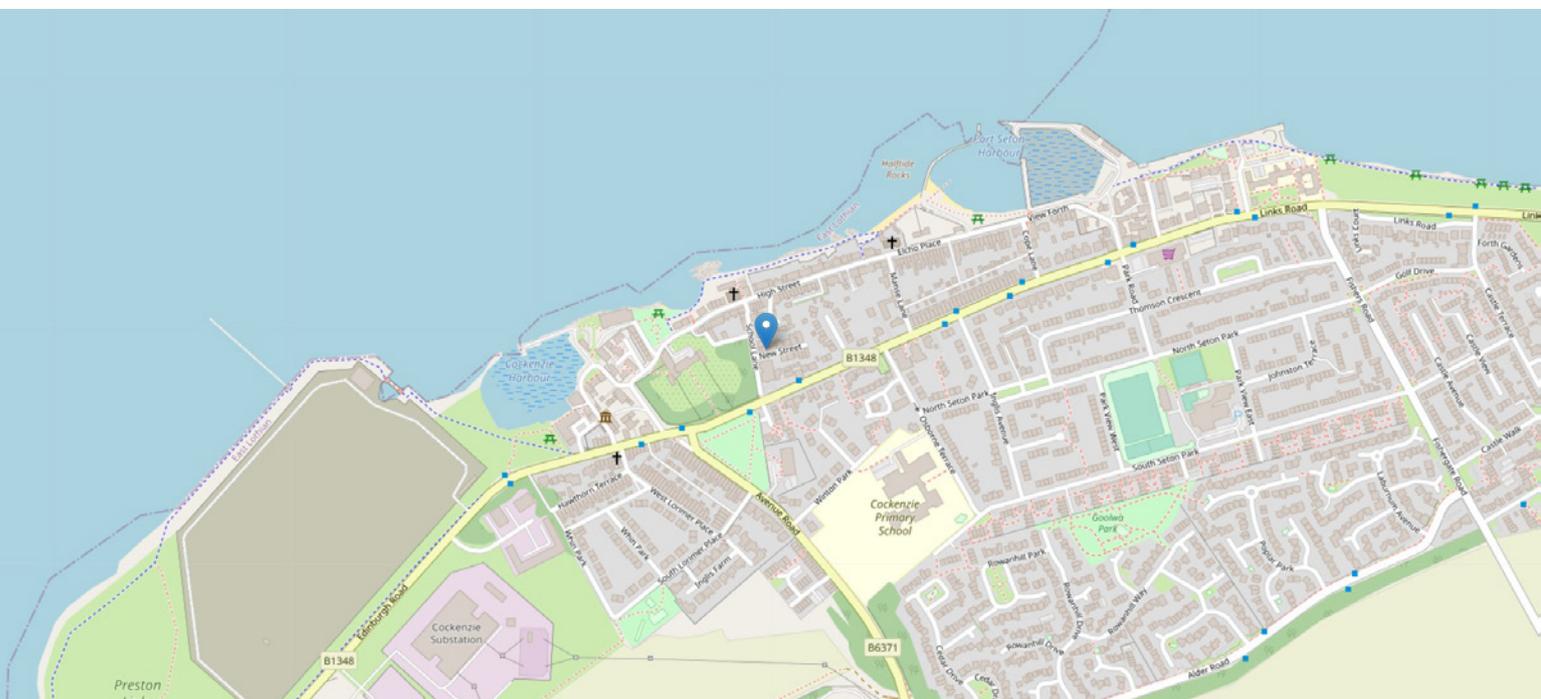
Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.80m (12'6")
Kitchen	3.80m (12'6") x 3.10m (10'2")
Bedroom 1	3.88m (12'9") x 2.84m (9'4")
Bedroom 2	2.80m (9'2") x 2.00m (6'7")
Bathroom	1.90m (6'3") x 1.70m (5'7")
Studio/Workshop	3.00m (9'10") x 2.40m (7'10")

Gross internal floor area (m²): 50m²
EPC Rating: E

Buyer's Premium Value: £2500.00

Extras: Some items may be available by separate negotiation.



THE LOCATION

Cockenzie is a small town situated in the County of East Lothian on the banks of the River Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the Musselburgh Bypass.





The journey into Edinburgh will take approximately twenty minutes by car and there is, of course, an excellent bus service every thirty minutes. There is also a good train service direct to the Waverley Station from Prestonpans, a journey which will take about twelve minutes.

Cockenzie offers a wide range of shops and facilities, including a supermarket which will provide every possible daily requirement, as well as banking facilities and a health centre. In addition, there are local primary and nursery schools and the secondary school is Preston Lodge High.

This is a beautiful area featuring two harbours, several golf courses nearby, an indoor sports centre and the popular racecourse at Musselburgh. There are lovely walks along the beaches and there is the Loch Centre at nearby Tranent.



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