




McEwan Fraser Legal

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2 East Lorimer Place

COCKENZIE, PRESTONPANS, EAST LOTHIAN, EH32 0JD

2 EAST LORIMER PLACE

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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 to 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. Port Seton 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.

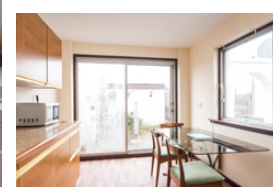
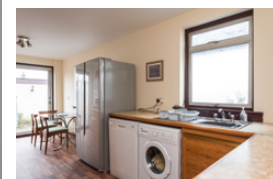
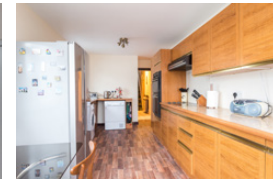
In addition, there are local primary and nursery schools in Cockenzie and the secondary school is Preston Lodge High.

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 a swimming pool at nearby Tranent.

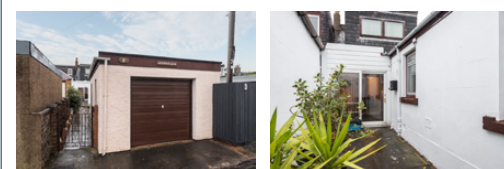
A fantastic opportunity has arisen to purchase this three bedroom house with garage.

The property comprises; entrance hallway, large double bedroom with fireplace, good sized living room with access to the rear porch, family bathroom with three-piece suite, fully fitted kitchen with washing machine, tumble dryer, dishwasher and space for a dining table. The kitchen also provides access to the rear garden via double patio doors.

Upstairs there is one good sized double bedroom, with a built-in wardrobe and one single bedroom with a built-in wardrobe that further benefits from a bay window.

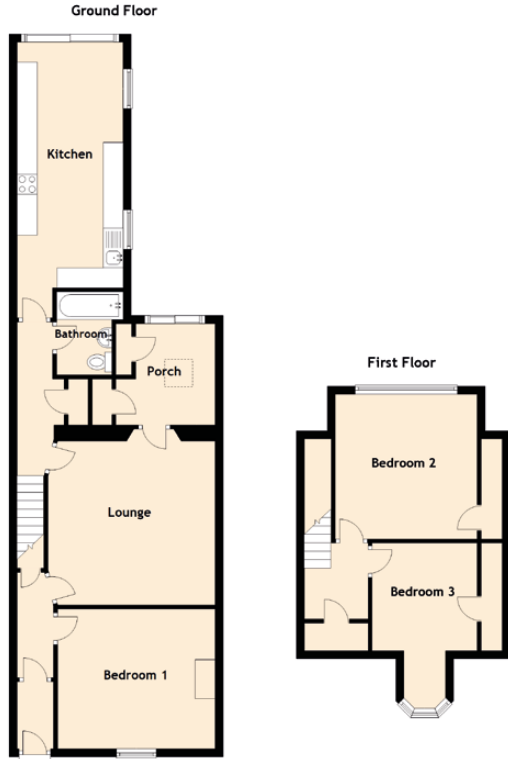


"... SITUATED IN THE COUNTY OF EAST LoTHIAN ON THE BANKS OF THE RIVER FoRTH ..."



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.21m (13'10") x 4.14m (13'7")
Porch	2.57m (8'5") x 2.50m (8'2")
Kitchen	6.96m (22'10") x 2.67m (8'9")
Bedroom 1	3.97m (13') x 3.53m (11'7")
Bedroom 2	3.65m (12') x 3.58m (11'9")
Bedroom 3	4.17m (13'8") x 2.65m (8'8")
Bathroom	2.10m (6'11") x 1.67m (5'6")

Gross internal floor area (m²): 106m² | EPC Rating: F

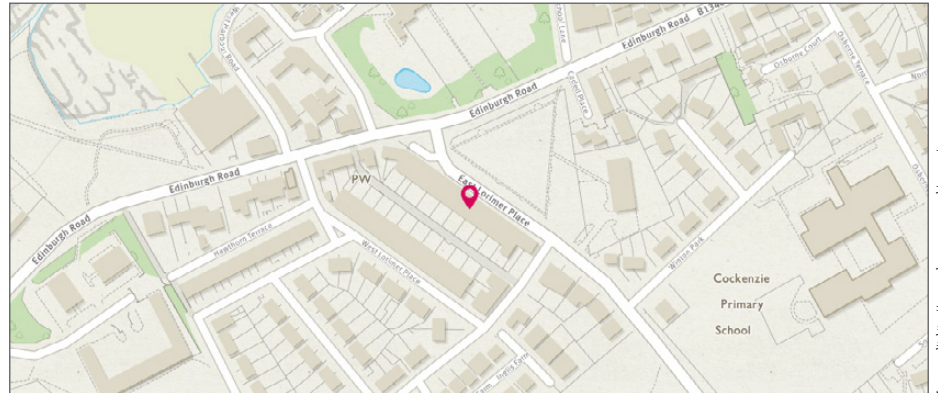


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