

53b High Street

COCKENZIE, PRESTONPANS, EAST LOTHIAN, EH32 0DG



*SPACIOUS TWO BEDROOM
MAIN DOOR FLAT*



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McEwan Fraser Legal is delighted to present this well maintained two bedroom main door flat on the high street of Cockenzie/Port Seton, inside the property comprises of:

- Open plan kitchen/living/dining room which is front facing and flooded with natural light. The space is very generously configured with a well equipped kitchen with lots of different options for furniture arrangements.
- The property has two generous double bedrooms. Both overlooking neighbours gardens. The master bedroom benefits from a modern en-suite shower room.
- There are two spacious bathrooms one of which is the main family bathroom which would benefit from modernisation and the en suite shower room which is in good condition.

In addition to this, the property has double glazed windows and benefits from free on-street parking.







Bedroom 1



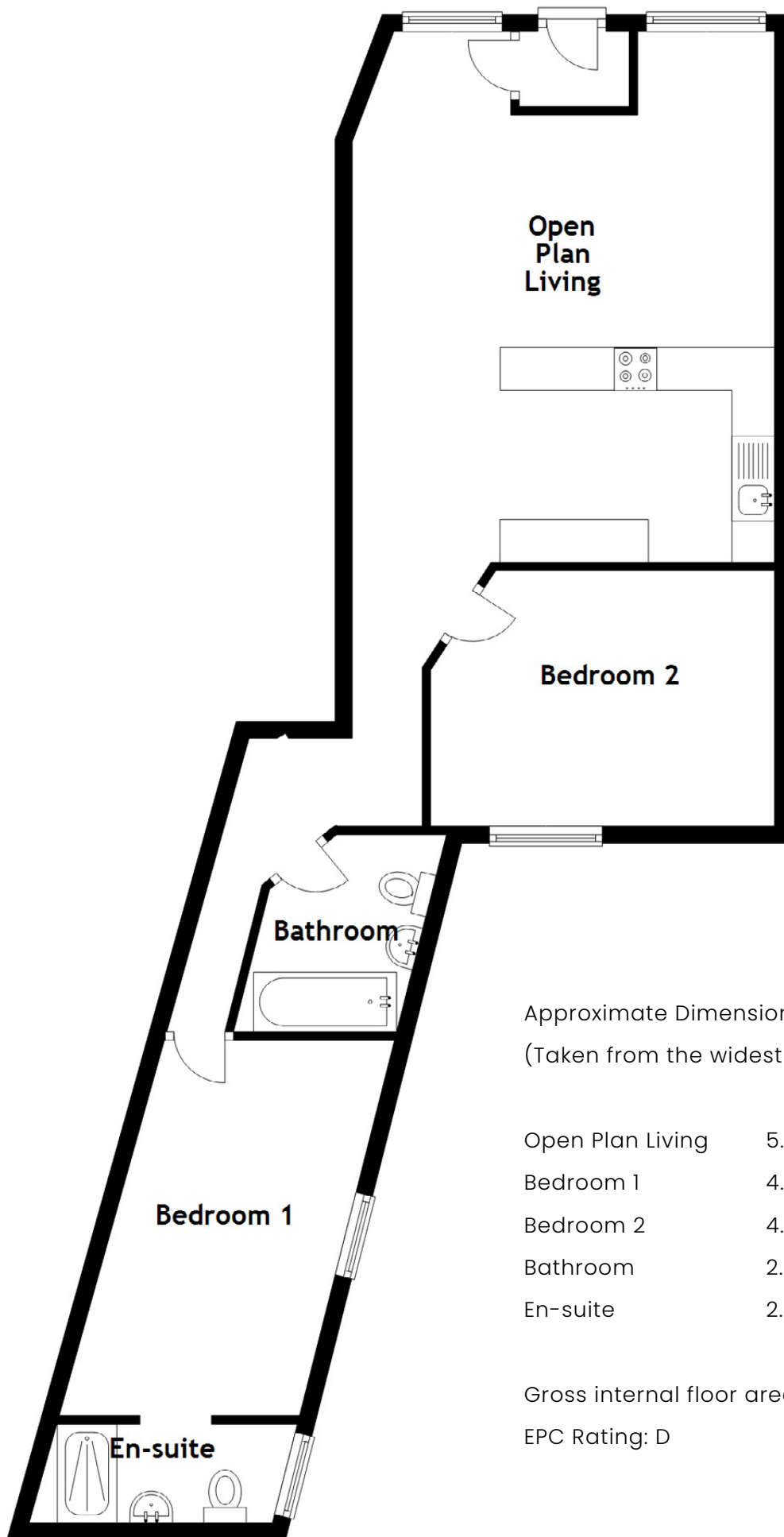




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.58m (18'4") x 4.96m (16'3")
Bedroom 1	4.64m (15'3") x 2.66m (8'9")
Bedroom 2	4.04m (13'3") x 3.00m (9'10")
Bathroom	2.31m (7'7") x 2.00m (6'7")
En-suite	2.66m (8'9") x 1.21m (4')

Gross internal floor area (m²): 76m²

EPC Rating: D



Port Seton 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. 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 race course at Musselburgh. There are lovely walks along the beaches and there is a swimming pool at nearby Tranent.



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THE SUNDAY TIMES
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