

3 Gardener's Close

COCKENZIE, PRESTONPANS, EAST LOTHIAN, EH32 0DH



Beautifully presented upper flat with spacious accommodation, stunning attic room and stylish modern interiors in the heart of Cockenzie



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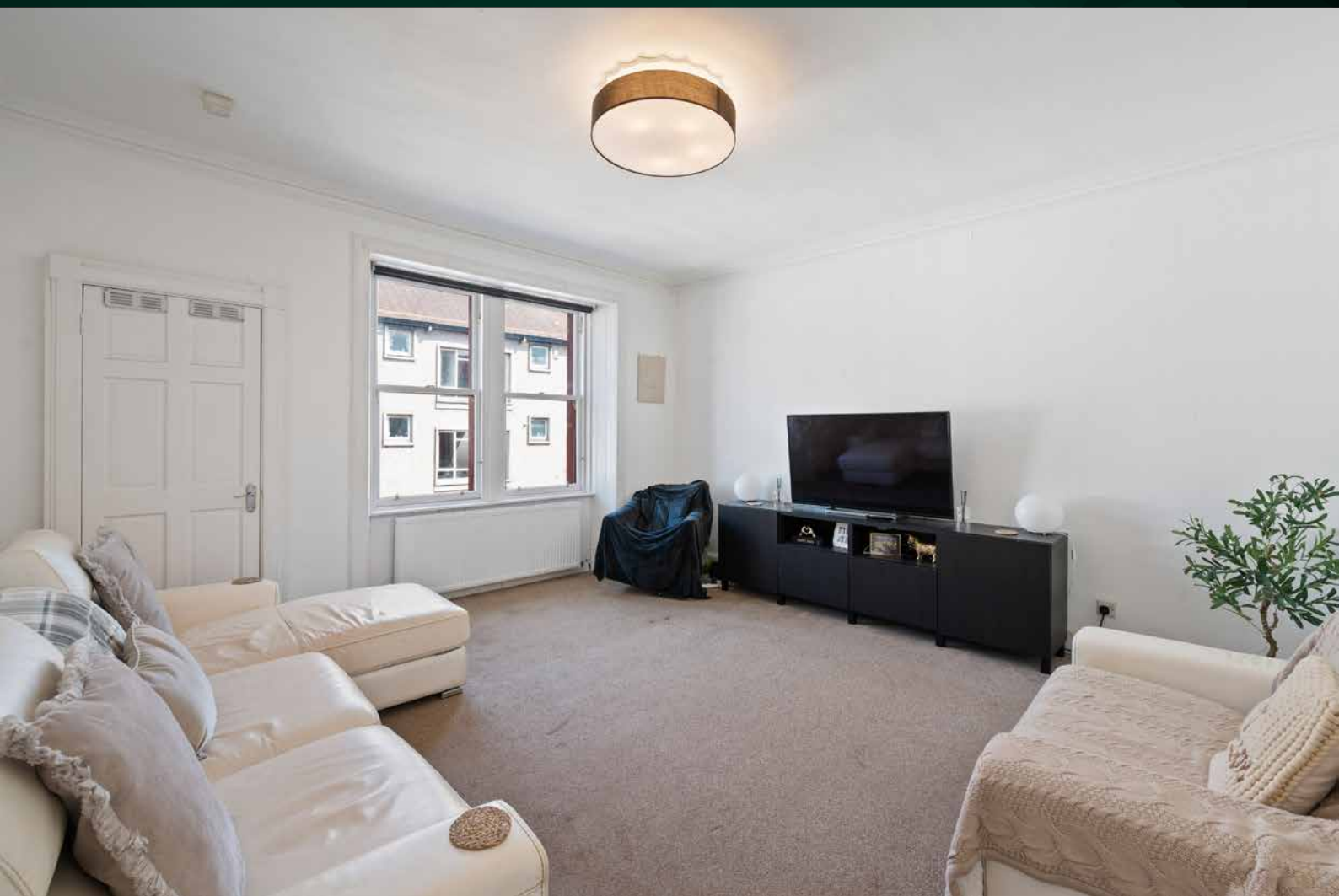


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McEwan Fraser Legal is delighted to present this beautifully presented one-bedroom upper flat, ideally situated within the popular coastal village of Cockenzie. Offering bright and spacious accommodation throughout, this charming home is further enhanced by an excellent attic room, providing valuable additional space and flexibility.

THE LIVING ROOM



The property boasts a generous living room, flooded with natural light and offering an inviting space for both relaxing and entertaining.

THE KITCHEN



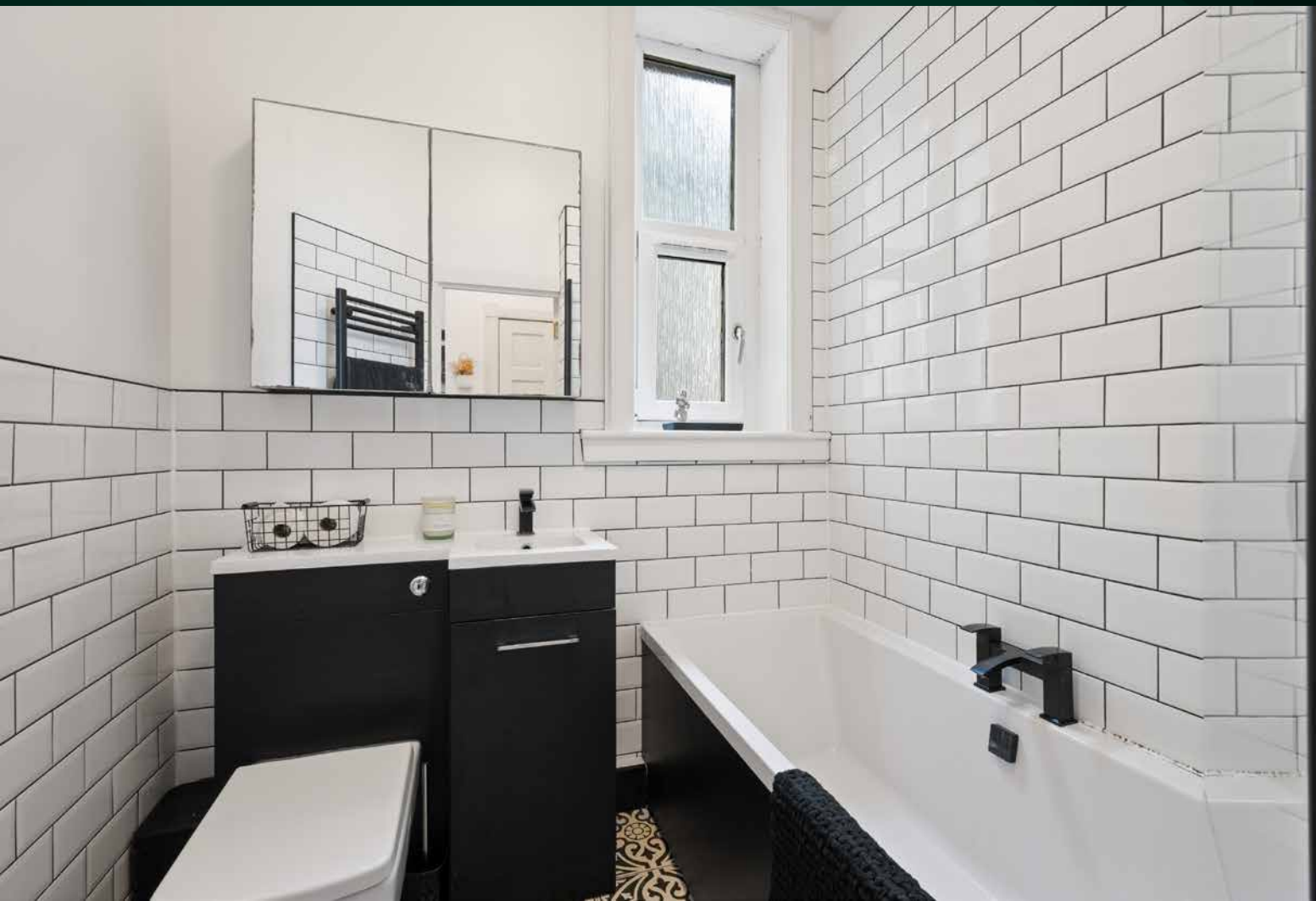
The large kitchen is a particular highlight, providing ample worktop and storage space, making it the true heart of the home.



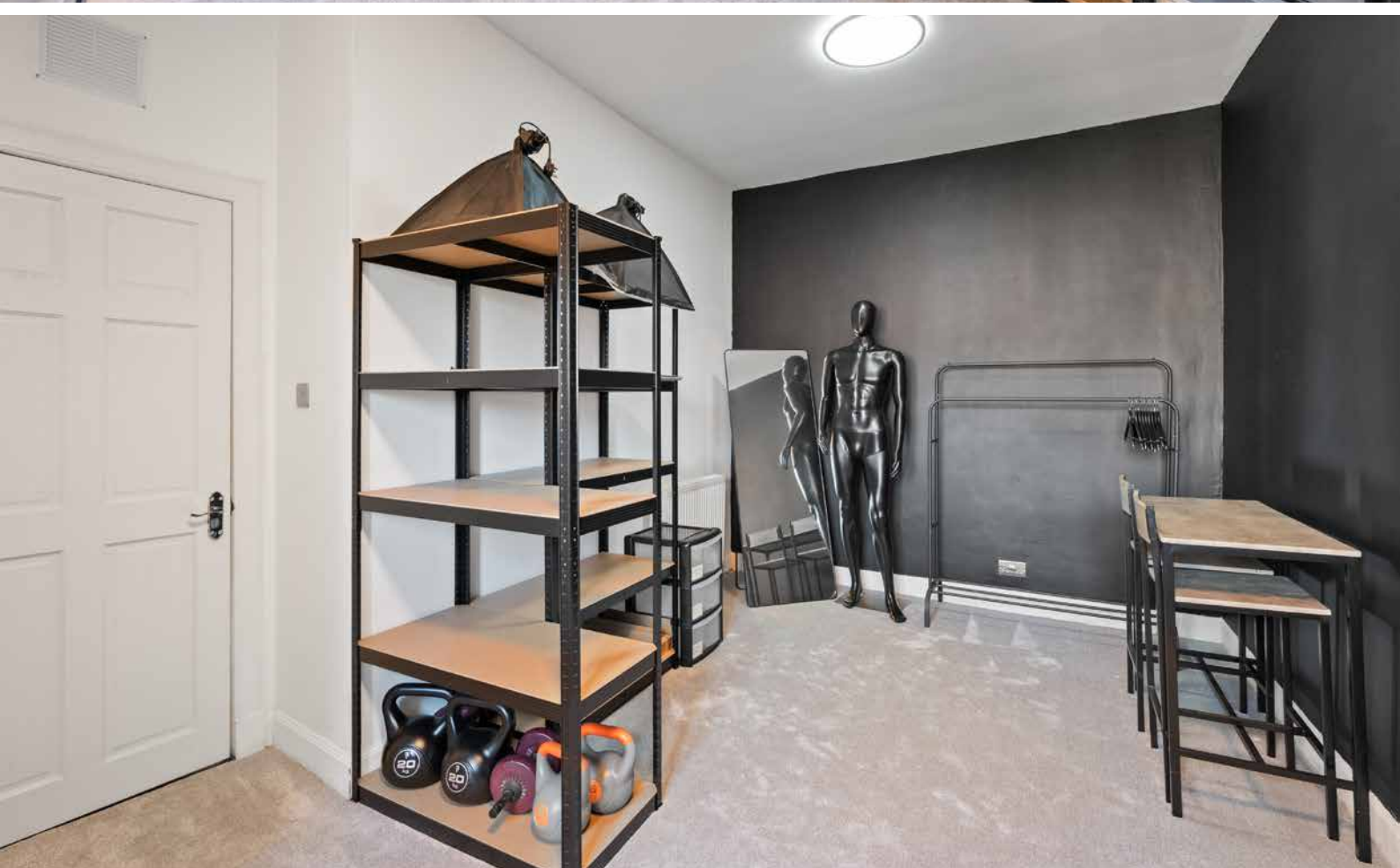


The spacious double bedroom is beautifully presented, while the sleek and contemporary bathroom has been finished to a high standard, featuring modern fixtures and fittings that complement the stylish décor found throughout the property.

THE BATHROOM



THE BEDROOM





A standout feature of this wonderful home is the superb attic room located upstairs. Offering excellent versatility, this space would be ideal as a home office, hobby room, occasional guest accommodation or additional storage, adding significantly to the practicality of the property.

THE ATTIC ROOM



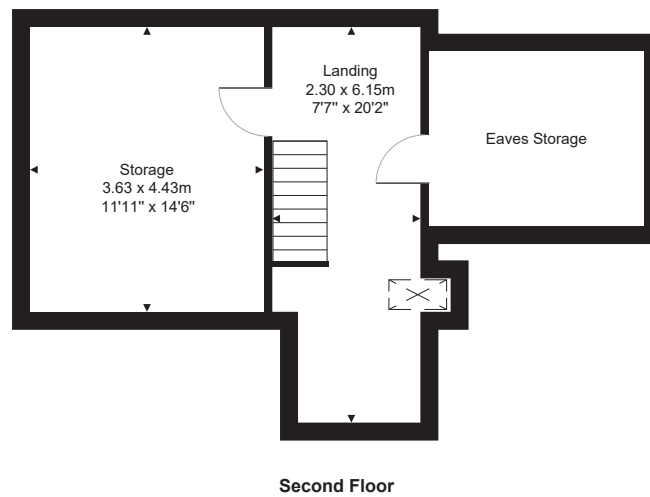
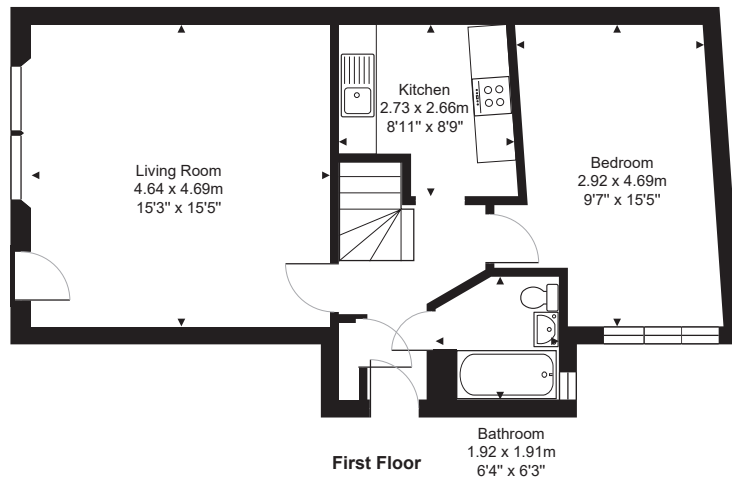
Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.

Situated within easy reach of local amenities, transport links and the beautiful East Lothian coastline, this exceptional property offers an ideal opportunity for first-time buyers, professionals or those looking to downsize without compromise. Early viewing is highly recommended.

EXTERNALS

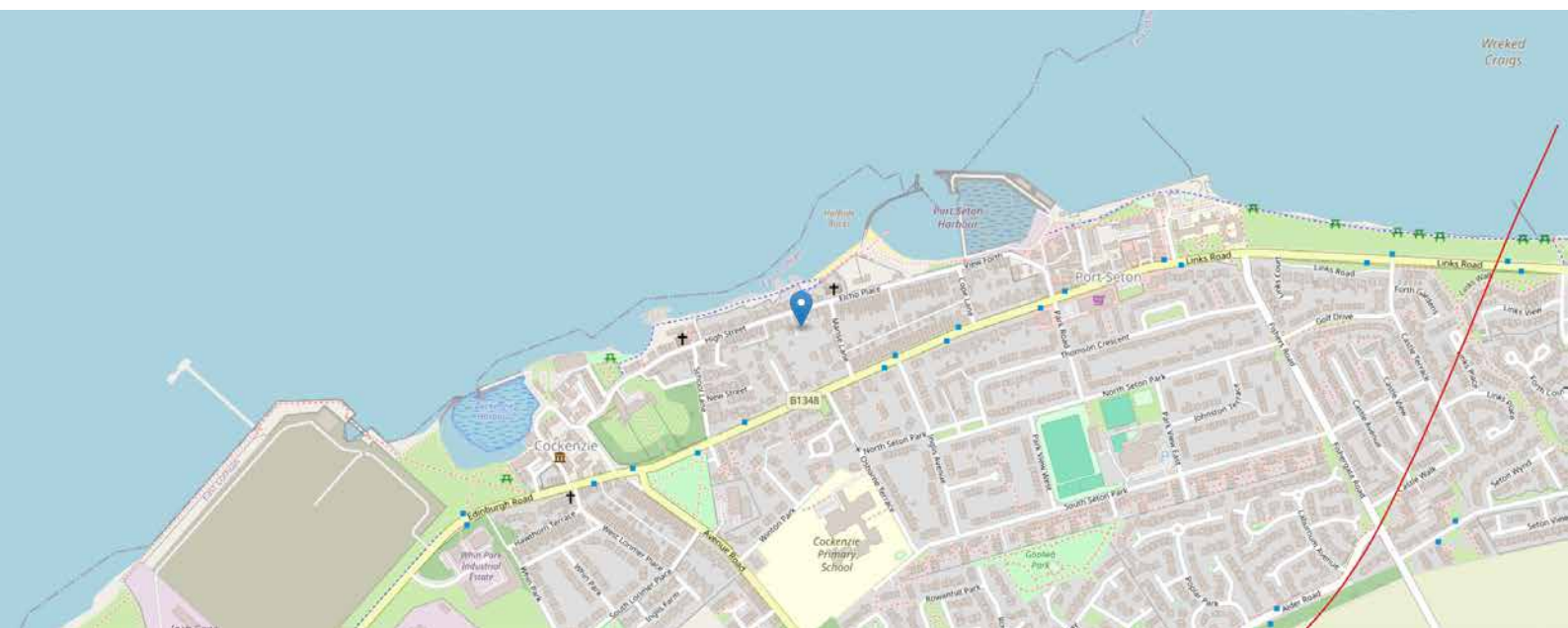


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 54m² | EPC Rating: C



THE LOCATION

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 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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