





THE LOCATION

COCKENZIE, PRESTONPANS

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.

4 HAWTHORNBANK

COCKENZIE, PRESTONPANS, EAST LoTHIAN, EH32 0HZ

McEwan Fraser Legal is delighted to present to the market this well proportioned two bedroom, main door flat double upper flat. The size and location make this a highly desirable property for any purchaser.

The flat has been designed to maximise the natural available light to create a light ambience and has been decorated throughout with a neutral theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

The property is entered via a welcoming internal hallway and provides access to the main bathroom and the Kitchen. The family bathroom is a partially tiled four piece suite. The bathroom is large and bright. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space as well as more than enough dining space. From the kitchen/diner you can access the lounge and also the upstairs accommodation. The lounge is flooded with natural light thanks to a window looking out to the front of the building and provides plenty of space for furniture configurations as well as a feature fireplace. The generously sized bedrooms allow plenty of space for free-standing units as well as a built-in storage in the master bedroom. The view in the master bedroom is a real benefit as from the bed you can look out to sea.

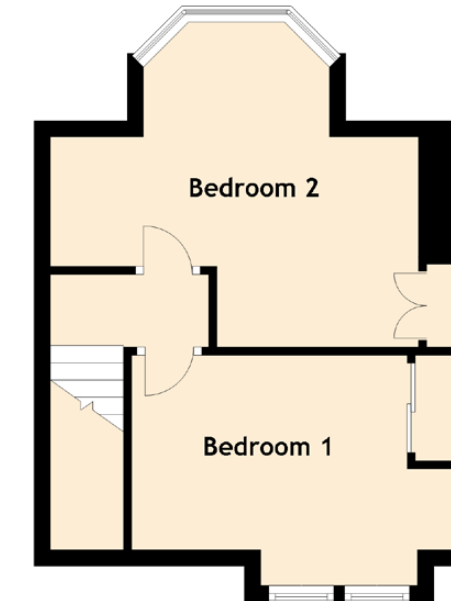
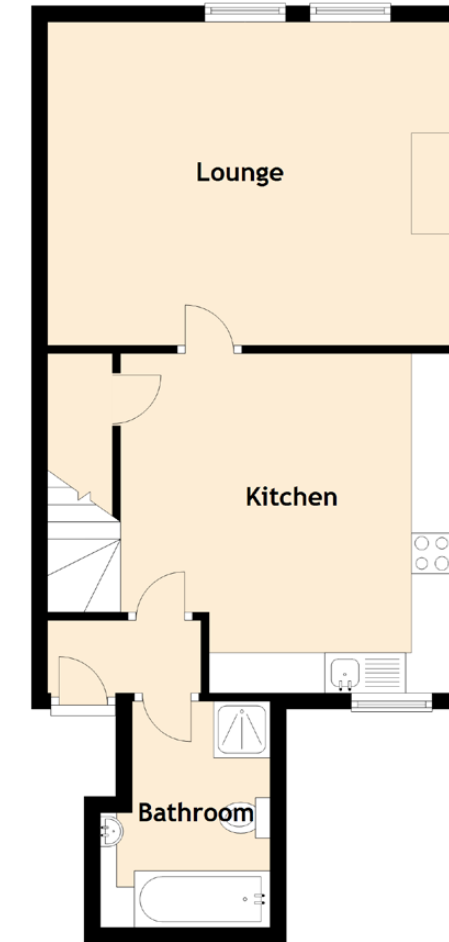
This property also benefits from gas central heating, more than adequate free on-street parking to accommodate residents and visitors to the front of the property. The property also has an excellent communal garden which is really well maintained.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 4.00m (13'1")
Kitchen	4.20m (13'9") x 4.10m (13'5")
Bedroom 1	4.25m (13'11") x 2.85m (9'4")
Bedroom 2	5.00m (16'5") x 3.80m (12'6")
Bathroom	2.80m (9'2") x 2.10m (6'11")

Gross internal floor area (m²): 73m² | EPC Rating: E

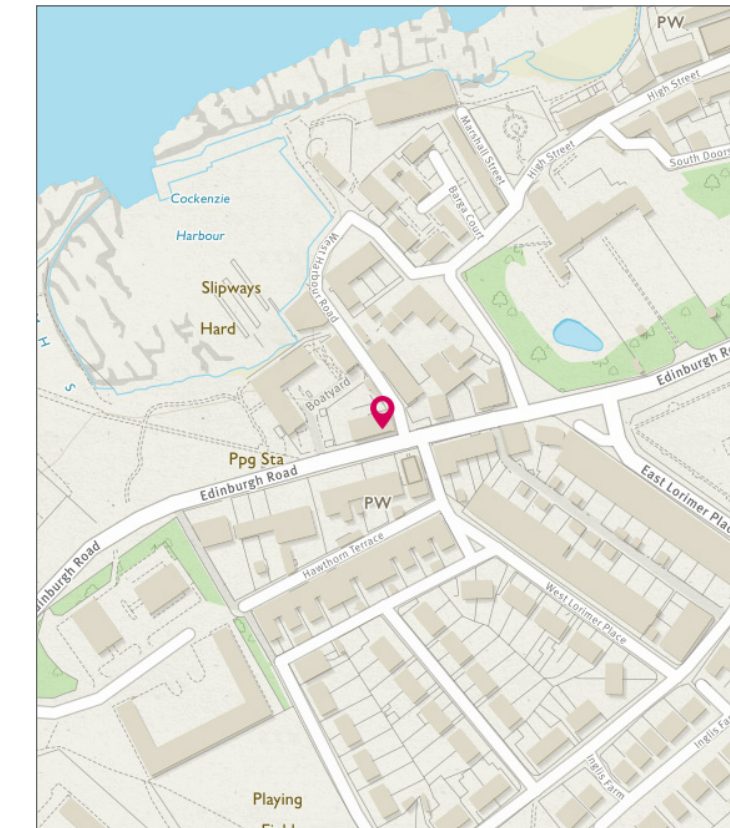


Image credit: <https://www.odinarc.co.uk/omaps/>



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