

51 High Street

COCKENZIE, EAST LOTHIAN, EH32 0DG



*MCEWAN FRASER IS DELIGHTED TO PRESENT THIS SUPERB
GROUND-FLOOR MAIN-DOOR FLAT TO THE MARKET*



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McEwan Fraser is delighted to present this superb ground-floor main-door flat to the market. Offered to the market in excellent condition, the property is situated on the High Street of the small coastal village of Cockenzie which lies around 10 miles from Edinburgh city centre. The property has double glazing and modern electric heating.

The accommodation is focused on a beautiful open-plan kitchen and living room that has quality laminate flooring and an attractive contemporary décor. The proportions will give the new owner plenty of flexibility as they create their ideal living and entertaining space. The kitchen has a nice range of base and wall-mounted units set against a tiled splash-back.

The Property







The bedroom is a bright dual-aspect room with excellent proportions, plenty of space for a large double bed and supporting furniture.

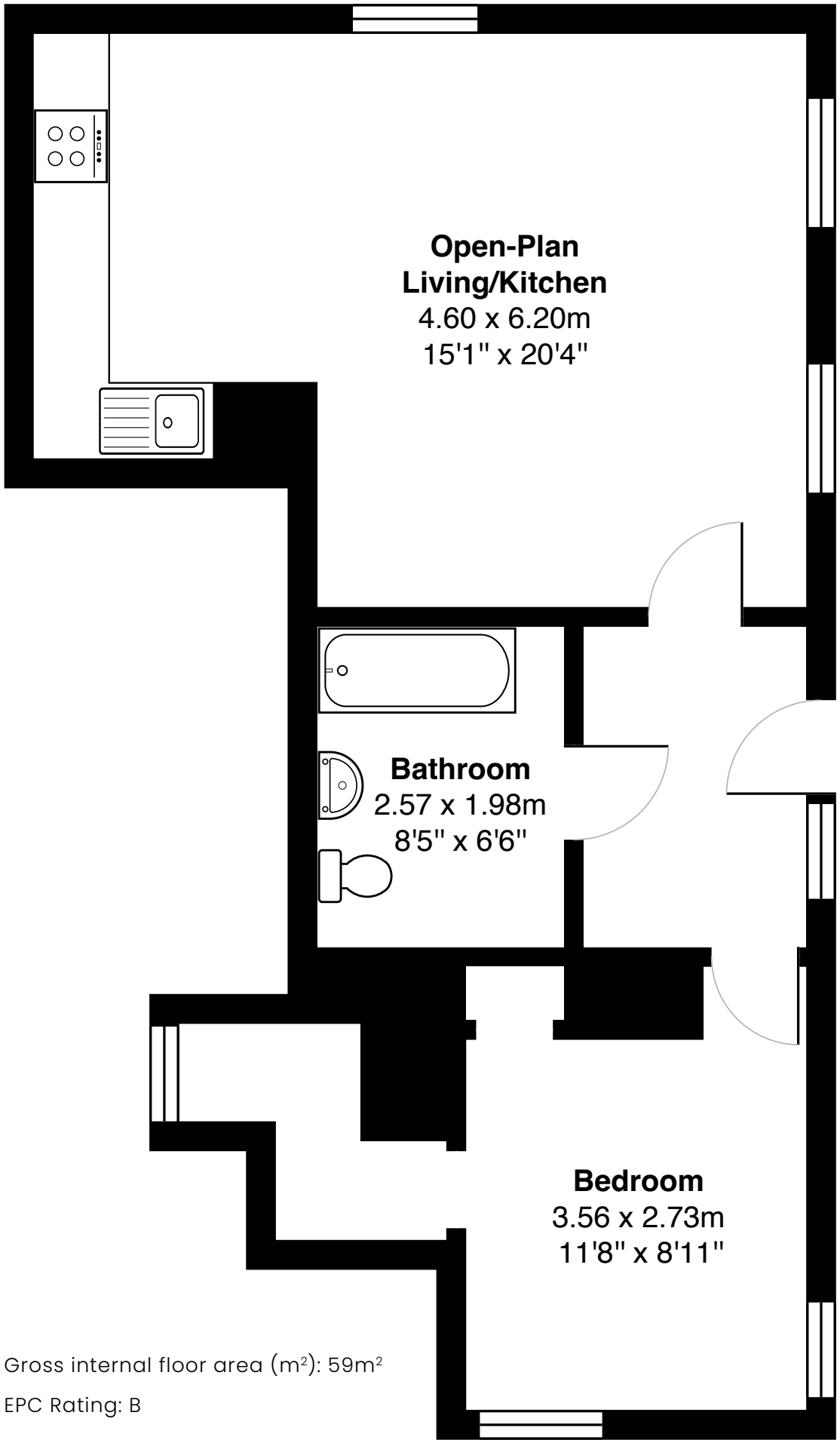






The property is completed by the bathroom white has a contemporary finish and a three-piece white suite.



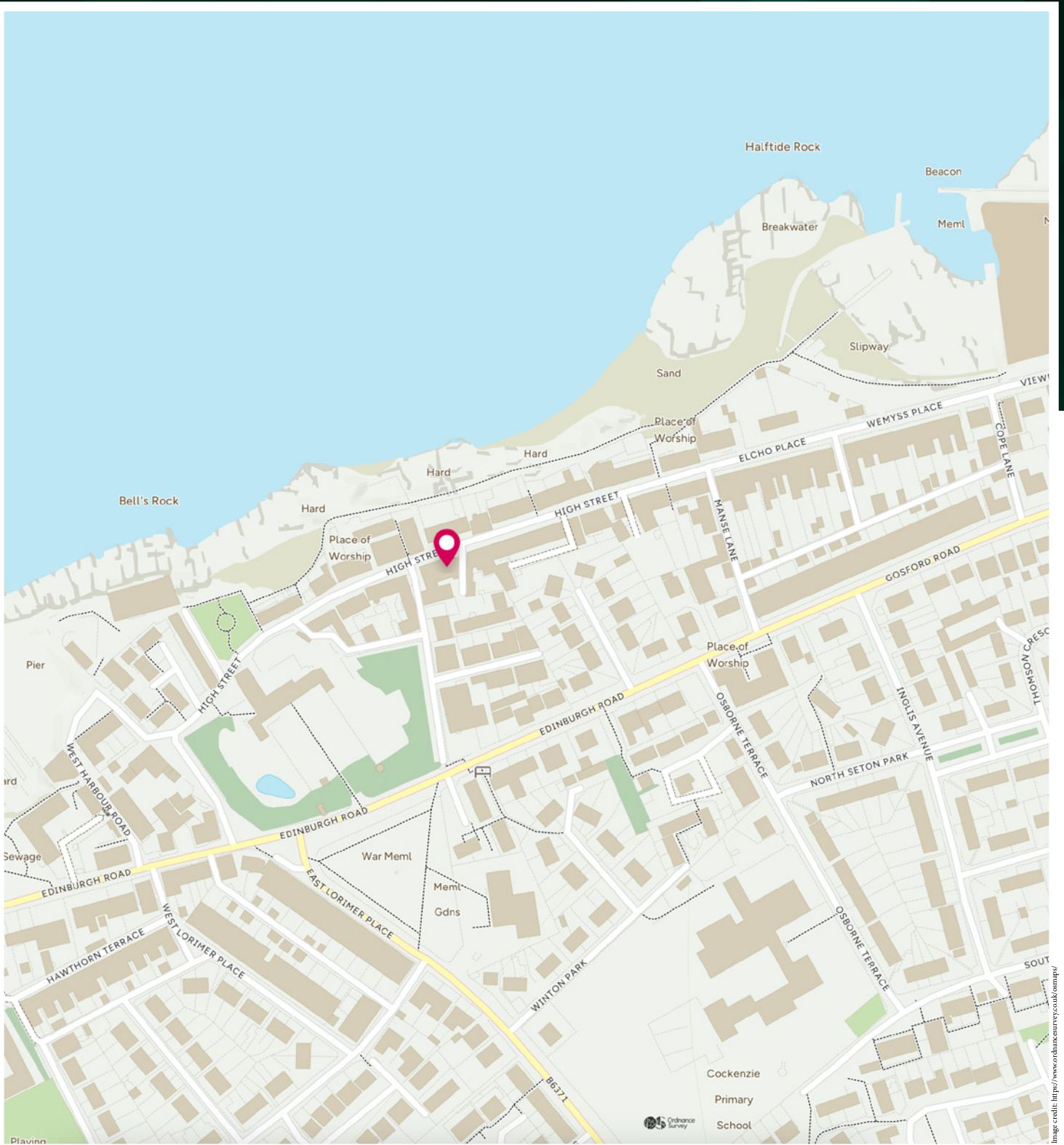


Gross internal floor area (m²): 59m²

EPC Rating: B

The picturesque East Lothian village of Cockenzie enjoys access to beautiful coastline and open countryside. It is ideally located with close proximity to the A1 and has an excellent bus service to Edinburgh and also a railway station in neighbouring Prestonpans less than 2 miles away. Cockenzie is also ideally located to make the most of East Lothians beaches, walks and numerous golf courses. There are good local shopping facilities in both Port Seton and Prestonpans.





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