




McEwan Fraser Legal
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3 Hawthornbank

COCKENZIE, EH32 0HZ

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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 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.

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

The flat has been designed to maximise the

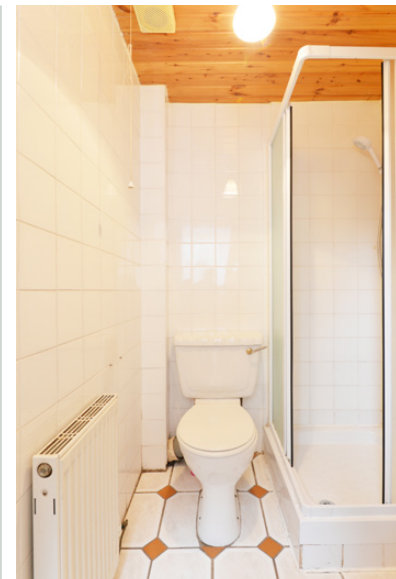
natural available light to create a light ambience and has been decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

The property is entered via a welcoming hall and provides access to all rooms including a large storage cupboard. The lounge is flooded with natural light thanks to a window looking out the rear of the building and provides plenty of space for furniture configurations as well as a feature fireplace.

The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space with access to the private rear patio and communal drying green.

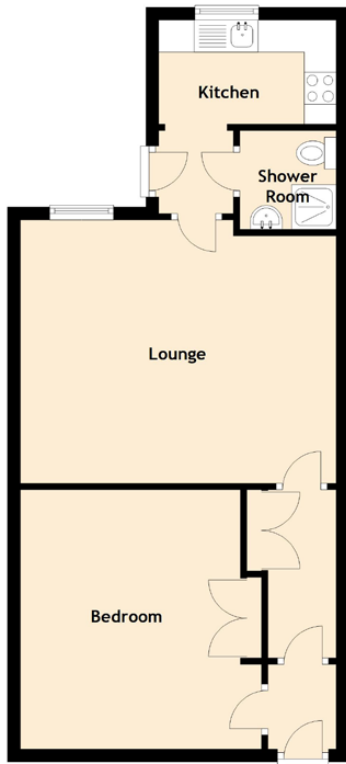
The generously sized bedroom allows plenty of space for free-standing units as well as a built-in storage cupboard. In addition, there is a fully tiled three-piece shower room.

This property also benefits from gas central heating, more than adequate free on-street parking to accommodate for residents and visitors to the front of the property. The property also has a private patio section to the rear as well as landscaped communal garden space.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.95m (16'3") x 4.13m (13'7")
Kitchen	2.78m (9'1") x 1.63m (5'4")
Bedroom	4.07m (13'4") x 3.90m (12'10")
Shower Room	1.51m (4'11") x 1.50m (4'11")

Gross internal floor area (m²): 47m²

EPC Rating: C

Extras (Included in the sale): All fitted carpets and floor coverings, integrated appliances. Other items may also be available through separate negotiation.

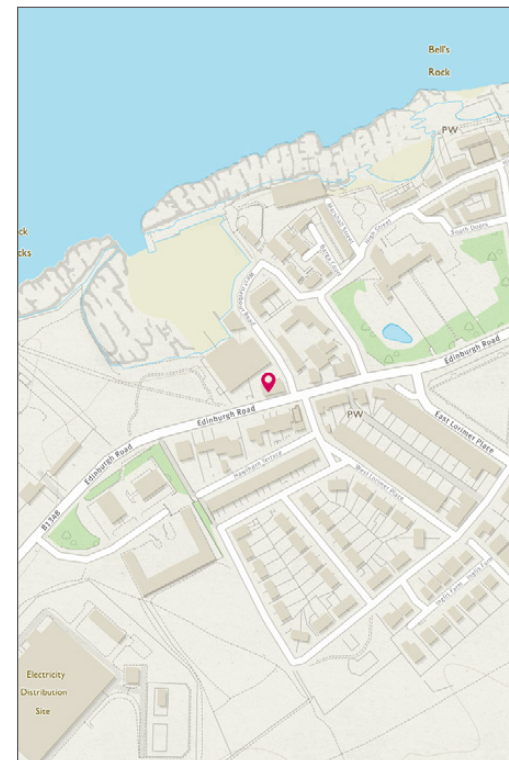


Image credit: <https://www.onthemap.co.uk/map/>

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Text and description
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