




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

3 Hawthornbank
COCKENZIE, PORT SETON, EAST LoTHIAN, EH32 0HZ

3 HAWTHORNBANK COCKENZIE / PORT SETON / EAST LoTHIAN / EH32 0HZ

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

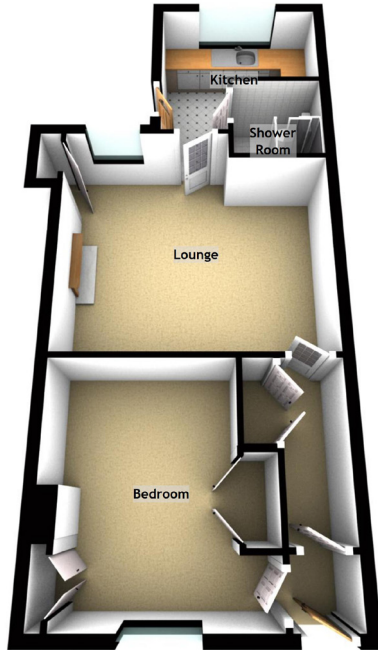
This property also benefits from: gas central heating, more than adequate free on-street parking to accommodate for residents and visitors to the front of the property. The property also has a private patio section to the rear as well as landscaped communal garden space.



KITCHEN/ LOUNGE/ BEDROOMS/ SHOWER ROOM



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

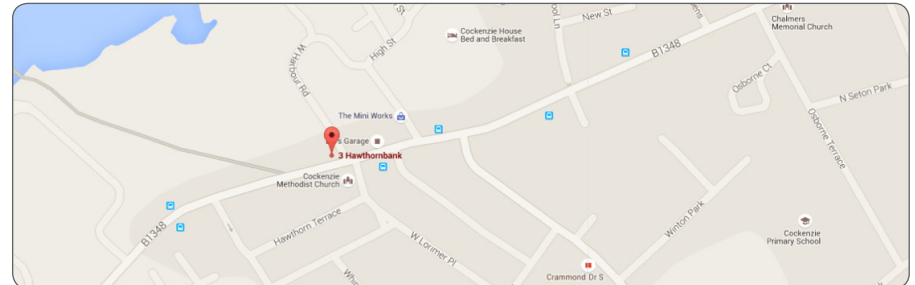
Kitchen	2.70m (8'10") x 1.60m (5'3")
Lounge	4.90m (16'1") x 4.13m (13'7")
Bedroom	3.90m (12'10") x 3.57m (11'9")
Shower Room	1.64m (5'4") x 1.50m (4'11")

Extras (included in sale)

All fitted carpets and floor coverings, integrated appliances. Other items may also be available through separate negotiation.

Gross internal floor area (m²)

47 m2



McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
SCOTT CAMERON
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk