



**lindsays**

9 West Harbour Road  
Cockenzie, EH32 0HX

*"A beautiful three-bedroom double upper with stunning views across the Harbour"*

- Entrance hallway
- Sitting room
- Kitchen diner
- Three double bedrooms
- Shower Room with Utility Cupboard
- Stunning bathroom
- Incredible views
- Beautiful shared gardens

EPC Rating C

**OFFERS OVER £295,000**



## Description

A beautiful three-bedroom double upper offering spacious accommodation with stunning views & abundant natural light.

Situated in the fishing village of Cockenzie, this property boasts an idyllic location, allowing you to indulge in the beauty of East Lothian.

The property boasts a wonderful sitting room with feature fire & beautiful views across the Harbour. There is a generous kitchen diner with shaker style units, wooden worksurfaces & an array of integrated appliances including oven, hob, microwave & fridge freezer. The room offers ample space for dining and hosting friends & family. The kitchen diner again takes advantage of the wonderful view to the Harbour. There are two generous double rooms, one with a large cupboard which would make an ideal wardrobe or dressing area. There is a spacious store cupboard off the hall & a well-presented shower room with three-piece suite. From the shower room is a utility cupboard with washing machine & space for a tumble drier.

The principal bedroom is located on the second floor & is a true master. A balcony accessed from double doors affords stunning views and is a tranquil space to relax. The main bathroom is also on this level. It has been finished to a high standard with a four-piece suite including a luxurious free-standing bath, oversized shower, wash hand basin with vanity & WC. Outside, there is a charming, shared garden, which is beautifully maintained with manicured lawn, planted borders & patio area with shed.

## Area

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.

## Viewing

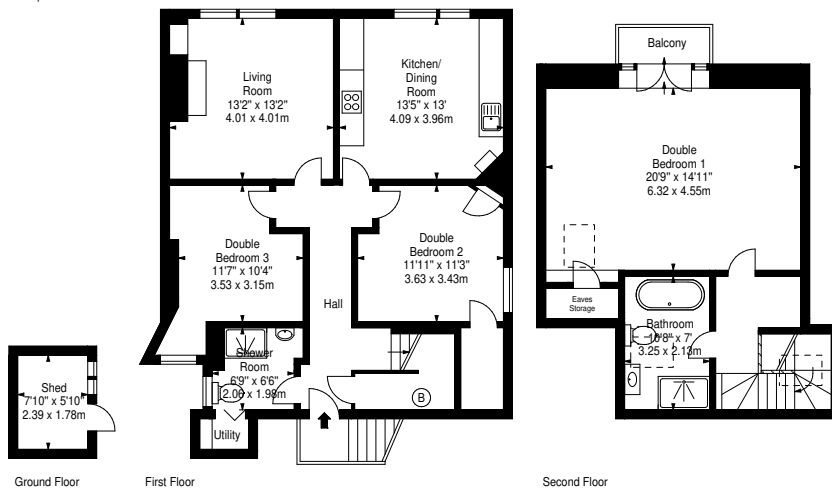
Contact Lindsays 0131 229 4040



West Harbour Road,  
Cockenzie,  
Prestonpans,  
East Lothian, EH32 0HX



Approx. Gross Internal Area  
1415 Sq Ft - 131.45 Sq M  
(Including Eaves Storage)  
Shed  
Approx. Gross Internal Area  
45 Sq Ft - 4.18 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.