



## 15 East Lorimer Place, Cockenzie, Prestonpans, East Lothian, EH32 0JD

Beautifully-Presented & Spacious Three Bedroom, Mid-Terrace Cottage

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# Property Description

Beautifully-presented and spacious, three bedroom, mid-terrace cottage, with private gardens and a driveway. The property is conveniently located adjacent to parkland, close to both the seafront and the A1, in Cockenzie, East Lothian.

Comprises: an entrance vestibule, hall, open-plan living room/dining kitchen, three double bedrooms, utility cupboard, a family bathroom, and a ground floor en-suite shower and a WC.

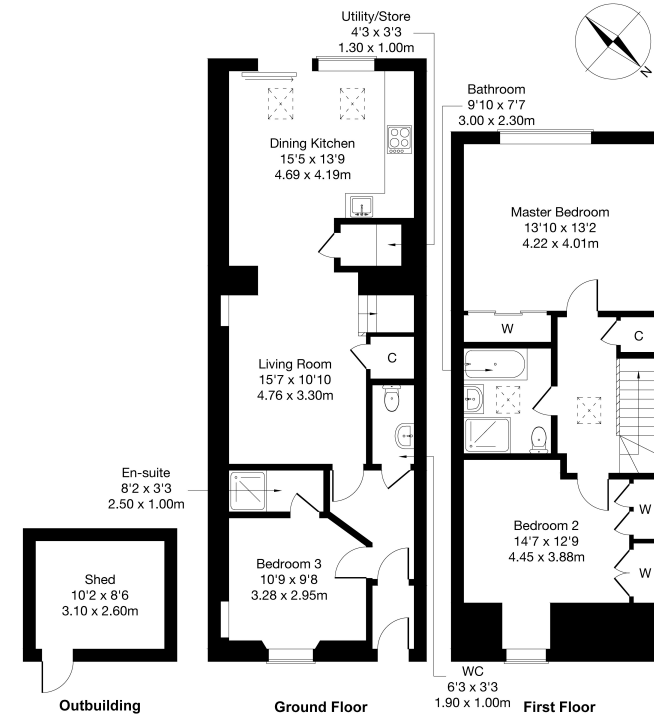
Highlights include a bespoke open plan extension with a modern fitted kitchen, skylight windows, and floor to ceiling patio doors to the garden. In addition, there is extensive quality flooring, contemporary lighting, HIVE gas central heating, double glazing, and good integrated storage spaces. Externally, there is a paved garden to the front, whilst an enclosed rear garden includes a patio, synthetic turf lawn, store shed, and a gate to the driveway.

A bright vestibule provides storage space for outerwear and opens to a hall which gives further access throughout the ground floor. There is a flexible front-facing bedroom including an open-shelved press, coving, and an en-suite shower, while a separate WC is set internally off the hall with a two-piece suite, tiled flooring, and a tiled splash walls.

Continuing from the hall, we enter an impressive open plan living space, featuring a lounge area with a wall-mount TV point, coving, an under-stair store cupboard, and further access to the carpeted stairway with a stylish wooden banister. An extended rear floor plan provides a bright and airy dining space with skylight windows, large sliding patio doors out to the garden, contemporary lighting, and access to the utility/store cupboard housing a tumble dryer and washing machine. The shaker-style kitchen features gemstone-effect worktops with a matching surround and an inset sink, unit downlighting, and an integrated fridge/freezer, dishwasher, oven, microwave and ceramic hob.

On the first floor, a master bedroom is set to the rear and includes carpeted flooring and built-in wardrobes. The second bedroom has an open view to the parklands to the front, and also includes carpeted flooring and built-in wardrobes. Set internally, the generous family bathroom has a skylight window and is fitted with a stylish suite, a separate shower cubicle, tiled flooring and splash walls.

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15 East Lorimer Place, Cockenzie, EH32 0JD  
Approximate Gross Internal Area: (1356 sq ft - 126 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Port Seton and Cockenzie are popular commuting bases in East Lothian and began as fishing villages, as a pleasant walk around their old towns and harbours will testify. There are excellent shops and facilities in the town, including a Co-operative Food, and a wider selection of amenities in nearby Prestonpans, whilst along the A1, Fort Kinnaird retail park offers a wide range of high-street shopping, popular restaurants and a multi-screen cinema. Primary schooling is provided

for locally, with secondary schooling available in Prestonpans. There are sandy beaches and wildlife reserves heading east along the coast, as well as many golf courses. Public transport is available for connections into Edinburgh and includes the train station at Prestonpans, which also has a car park, making for an easy commute right to the heart of Edinburgh.





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