



McKinnon Forbes
Estate Agents & Solicitors

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www.mckinnonforbes.co.uk



3 WHIN PARK
COCKENZIE



“Situated within the picturesque fishing village of Cockenzie”



3 WHIN PARK, COCKENZIE, EH32 0JQ

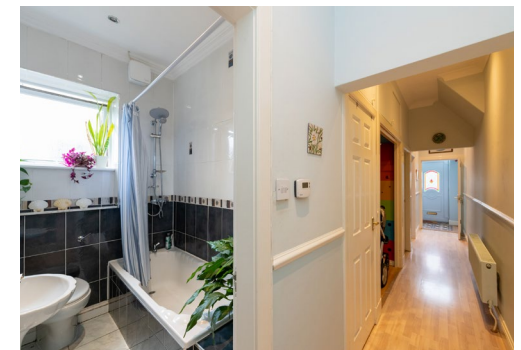
Charming and spacious 2-bedroom lower flat set in a traditional stone 2 storey building with enclosed private garden to the rear situated in the sought after picturesque fishing village of Cockenzie, just a few minutes' walk from the sea and from the beautiful Cockenzie House and Gardens with its community run arts hub and café. This property will make the perfect purchase for the first-time buyer or someone looking to downsize to a property on one level. The accommodation comprises: private main door entrance into the property, vestibule with traditional tiled floor, light and airy hallway with fitted cupboard, lovely sitting room with door leading to the fitted kitchen with integrated gas hob, electric oven, cooker hood and fridge/freezer, off the kitchen is the door leading to the fully enclosed and child friendly rear garden. Off the hallway are 2 double bedrooms, 1 with fitted storage, fully tiled family bathroom/WC with mains shower over the bath. The property benefits from gas central heating and double glazing and included in the purchase price are all fitted floor coverings, blinds and light fittings. To the front is a small private garden area and to the rear is a fully enclosed private garden. Viewing of this lovely property is highly recommended!





The charming village of Cockenzie is located amid pleasant open countryside in the County of East Lothian which is famous for its magnificent coastline and beautiful sandy beaches. The village itself sits on the shores of the Firth of Forth. Traditionally a fishing village its beautiful historic harbour, built in 1656 by the 11th Lord Seton, is still very much a working harbour. Ideally situated for commuting to Edinburgh, with regular bus services run to and from Edinburgh and the surrounding areas. There is easy access to the A1 and City By-pass. The nearby Prestonpans and Wallyford rail stations provide frequent rail links to the city with "park and ride" facilities. The area also offers a good variety of local shops including 2 fishmongers, a butcher, bakers, and large Cooperative grocer, with local schools, leisure and recreational activities all being near at hand. The village is home to the beautiful Cockenzie House and Gardens, with a community-run arts hub with café. Further shopping is available in Prestonpans with a large Lidl store as well as Tranent which has an Asda and Aldi supermarket, and Fort Kinnaird Retail Park and cinema are within easy reach.

“Charming & spacious 2-bedroom lower flat set in a traditional stone 2 storey building with private rear garden”





VIEWING

Please contact our Tranent Office on 01875 611211







CLOSING DATE FOR OFFERS

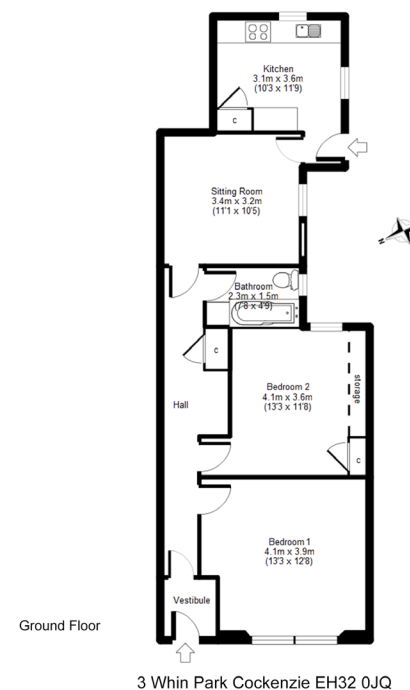
Interested parties should contact the selling agents as soon as possible so as they may be advised in the event of an early closing date being fixed.

ACCESS FOR SURVEYORS

Contact Selling Agents – 01875 611 211

KEY FACTS

Bedrooms	2	
Reception Rooms	1	
Bathrooms	1	
Parking	On Street	
EPC Rating	D	
Council Tax	B	



All measurements and fixtures including doors and windows are approximate and should be independently verified. Copyright © 2024 PreviewMyHome.co.uk



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ESTATE AGENTS AND SOLICITORS

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NOTE:

All services throughout the property are UNTESTED. Any purchaser must satisfy themselves with the condition of any central heating boilers, radiators, and all other installations. Every care has been taken in the preparation of these particulars. However, no warranty can be given for the accuracy of the details contained herein.

Whilst these particulars have been carefully prepared and are believed to be correct, they are not warranted and do not form part of any contract to follow here on. If any particulars aspect is of relevance to you please contact this office for verification particularly if you are travelling some distance to view.