



## HAWARDEN

*Edinburgh Road, Cockenzie, EH32 0HJ.*



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**A beautiful semi-detached 4-bedroom stone-built villa, with private rear garden, a single car garage, within walking distance of Cockenzie's amenities and commuting distance of Edinburgh.**

Prestonpans Train Station 1.9 miles, Longniddry 4 miles, Edinburgh 13 miles, Edinburgh Airport 21 miles (All distances are approximate).

### Summary of Accommodation

**Ground Floor:** Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room, Kitchen-Breakfast Room, Study/Bedroom 4, Cloakroom and Under Stairs Storage.

**First Floor:** Landing, Principal Bedroom with walk in wardrobe and office, Two further Double Bedrooms, a Family Bathroom.

**Garden:** Private rear garden, predominantly laid to lawn with herbaceous border and raised vegetable bed.

**Garage:** A single car garage.

**About: 0.09 Acres**



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### Situation:

Hawarden is ideally situated within the beautiful town of Cockenzie in East Lothian, a historically rich, green and beautiful part of Scotland. Cockenzie was originally a fishing village and has a beautiful harbour, local amenities including a CO-OP supermarket, primary school and secondary schooling at Preston Lodge High. Cockenzie House and gardens are also located within walking distance of the property and has a popular café. There is a local railway station at nearby Prestonpans with regular trains to Edinburgh taking less than fifteen minutes. For the keen golfer, East Lothian is home to 21 golf courses and indeed, the Open Championship course of Muirfield in Gullane is mere minutes' drive from Seton Mains. East Lothian has long attracted field and water sports enthusiasts. The Firth of Forth offers spectacular kitesurfing at Longniddry Bents, while Belhaven Bay near Dunbar is very popular with surfers. Hawarden is ideally located for several of the best schools in Scotland, including Loretto School, Scotland's longest established boarding school, which cares for children from nursery age to eighteen years.

### General Description:

Hawarden is approached via the Edinburgh Road which arrives to private parking in front of the house and single car garage.

The house is a beautiful semi-detached stone-built villa that sits under a tiled roof, nestled behind a private front garden with a wrought iron pedestrian gate opening to a paved path that leads to the front door and driveway. The front door opens to a welcoming entrance vestibule with a beautiful stained glass door opening to the entrance hall, giving access to the principal rooms on the ground floor.

The sitting room is a bright and spacious room with high ceilings, featuring ornate cornicing and a central ceiling rose, with a bay window overlooking the front drive, with gas fireplace with a granite slip and wooden mantel, with alcove shelving with a cupboard below. The adjacent room is a dining room, again with high ceilings, ornate cornicing and a central ceiling rose, with a window overlooking the front garden, and an Edinburgh press providing shelving.



Across the entrance hall there is a double bedroom, which overlooks the rear garden with an Edinburgh press cupboard. Completing the accommodation on the ground floor is an open plan kitchen/breakfast room with a range of wall and base mounted units, with a raised breakfast bar. Modern appliances include a five-ring gas hob with extractor above, two integrated Beko ovens, a fridge/freezer, basin overlooking the rear garden, space for a freestanding fridge and an integrated washing machine. From the kitchen there is a cloakroom with WC, basin and gas boiler and door to the rear garden.

Returning to the entrance hall, there is a large under stairs cupboard. Stairs ascend to the first floor and landing, passing a beautiful, glazed window, with wrought iron staircase with wooden balustrade. The principal bedroom is a generous size with eaves storage, a walk-in wardrobe, with extensive built-in wardrobes and an additional room currently utilised as an office which could be turned into an en suite bathroom (planning consents needed). Across the landing is a further double bedroom with a bay window overlooking the front of the property, with eaves storage. Completing the accommodation on the first floor is another double bedroom with eaves storage and a family bathroom with bath, walk-in shower cubicle, basin and WC.

#### **Garden:**

The rear garden is predominantly laid to lawn, with a raised decked area, perfect for al fresco dining. There is a herbaceous border with an array of plants, shrubs and specimen trees. To the side of the garden there is a paved patio area with a raised vegetable bed and garden shed.

#### **Garage:**

Single car garage with electricity.

### **GENERAL REMARKS AND INFORMATION**

#### **Viewing**

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

#### **Satellite Navigation**

For the benefit of those with satellite navigation the property's postcode is EH32 0PH.

#### **Fixtures and Fittings**

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

#### **Entry & Possession**

Entry and vacant possession will be by mutual agreement and arrangement.

#### **Services**

Gas Mains with Gas Central Heating, Mains Drainage, Electricity and Water.





### Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620827 827

### Council Tax

Band F

### EPC Rating

Band D

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

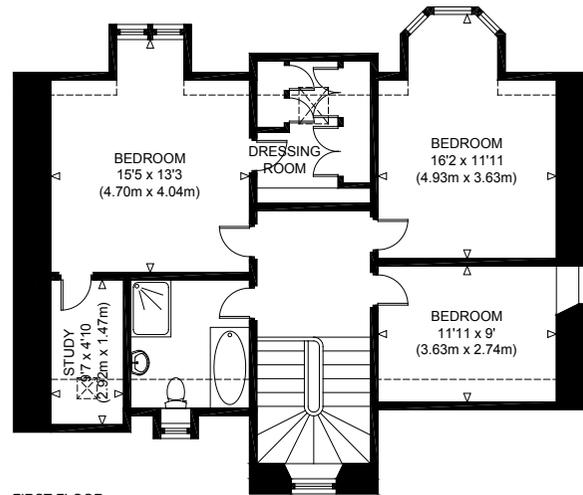
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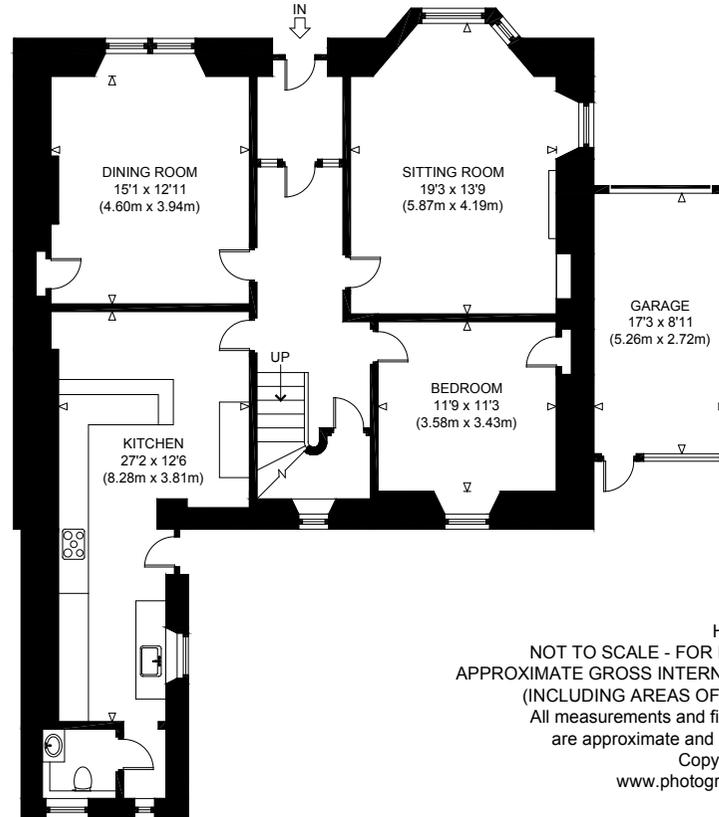
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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 807 SQ FT / 75.0 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1336 SQ FT / 124.1 SQ M

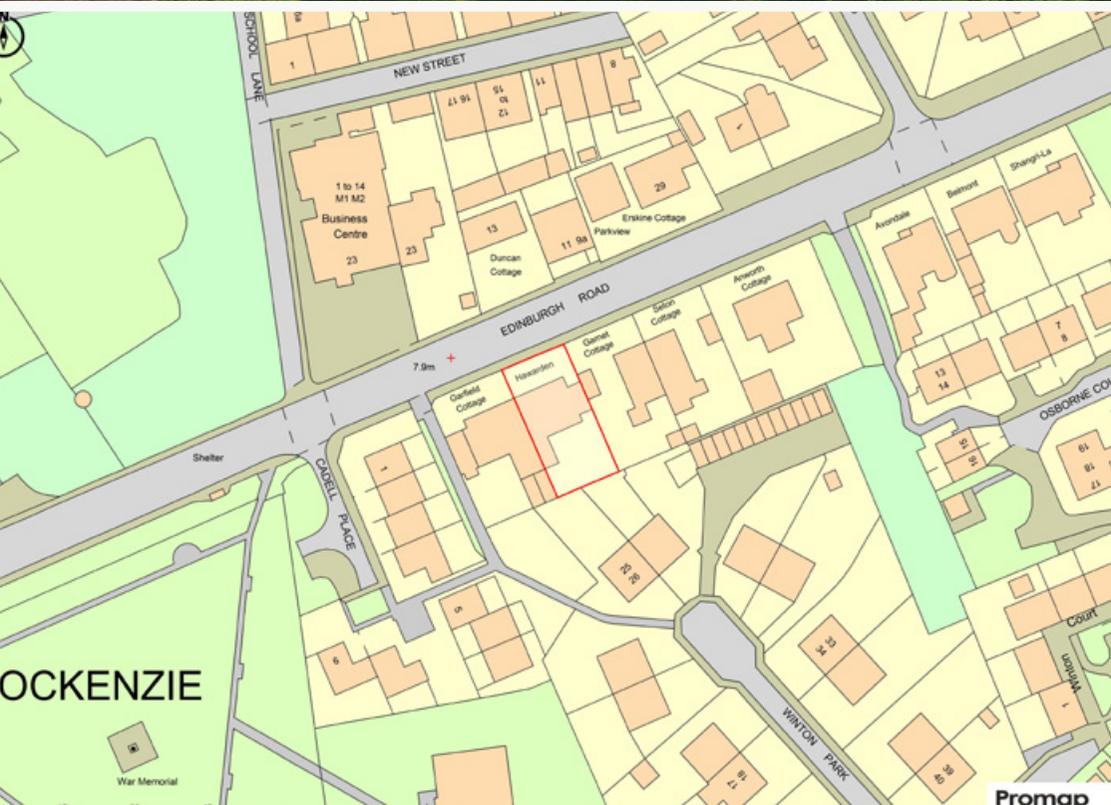
HAWARDEN  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2143 SQ FT / 199.1 SQ M  
 (INCLUDING AREAS OF RESTRICTED HEIGHT / GARAGE)  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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RETTIE

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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

## RETTIE

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