



ERSKINE COTTAGE

29 Edinburgh Road, Cockenzie, Prestonpans, East Lothian EH32 0HL

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A stunning, fully renovated traditional stone cottage featuring high-specification finishes, three double bedrooms, private driveway, and a large workshop/garage, featuring an impressive, self-contained apartment in the prime coastal setting of Cockenzie.

Accommodation:

Ground Floor: Entrance Vestibule, Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Double Bedroom, Cloakroom.

First Floor: Landing, Principal Bedroom, Double Bedroom, and Family Bathroom.

Garden: Private front and rear garden.

Garage: Double garage/large workshop with self-contained living accommodation.



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Situation

Erskine Cottage is ideally situated in the historic coastal village of Cockenzie, a scenic region known for its rich heritage. Originally a traditional fishing village centered around its picturesque harbour, Cockenzie offers excellent everyday amenities, including a Co-op supermarket, a local primary school, and secondary education at Preston Lodge High School. The popular Cockenzie House, with its historic gardens and café, is just a short walk away. For commuters, nearby Prestonpans rail station provides regular, direct train services to central Edinburgh in under 15 minutes.

The property sits within easy reach of the popular town of Musselburgh, allowing convenient access to a variety of shops and restaurants. In addition, the local retail/leisure park at Fort Kinnaird provides superb shopping facilities alongside a variety of restaurants, a Marks & Spencer's food hall, a multi-screen cinema and a private health club. Musselburgh enjoys a picturesque location with sandy beaches, a working harbour for pleasure boats, a popular racecourse and delightful walks and cycle paths along the River Esk and the John Muir Way. For golfing enthusiasts, there are a choice of fabulous golf courses in the area.



General Description

Erskine Cottage is a charming, fully renovated family home that effortlessly combines timeless character with contemporary comforts. Designed for everyday living, the accommodation flows seamlessly throughout. Built of traditional stone under a slate roof, the cottage sits neatly behind a stone wall. A cobbled driveway offers ample parking for multiple cars and leads to the workshop/double garage. A wrought-iron gate leads to the front garden and the front door. Beyond the threshold an entrance vestibule leads into a hall, giving access to the principal rooms on the ground floor. The generous sitting room is ideal for both formal entertaining and quiet relaxation, with high ceilings and centered around a fireplace with a wood-burning stove fire that creates a heartening focal point. A large bay window fills the space with natural light, with a door offering direct access to the rear garden.

From the hall, a door opens to the dining room, which leads seamlessly into a well-equipped kitchen fitted with stylish Dove grey wall and base units, extensive worktops, and an inset stainless-steel sink with windows overlooking the front garden. A full suite of integrated Lamona appliances includes a discreet fridge/freezer, dishwasher, four-ring induction hob, and extractor fan.

Adjacent to the kitchen is a practical utility room equipped with base units, and space for a washing machine and tumble dryer, along with a boiler cupboard and door out to the rear garden. Completing the ground floor is a double bedroom, which could function equally well as a home office and a large understairs cupboard, providing ample storage.



A staircase ascends to the first-floor landing, cleverly incorporating a discreet cloakroom along the way. The spacious principal bedroom features a bright dormer window, built-in eaves storage, and fitted cupboards. Across the landing sits a second double bedroom, also with a feature dormer window overlooking the front of the property and convenient eaves storage. Completing the first-floor accommodation is a well-presented family bathroom, including a walk-in shower with a rainfall shower, a separate bath, and a wash handbasin set against discreet, wall-mounted storage. The property is well-finished and features newly installed windows and contemporary flooring.

Garden:

Externally, the front garden is predominantly paved for easy upkeep, featuring a neat section of artificial lawn. A paved pathway wraps around the side of the property, where a secure pedestrian gate leads to a fully enclosed, stone-walled rear courtyard garden.

Workshop/Garage:

Complementing the main residence is a substantial detached building currently used as a workshop/garage featuring electric doors.

Accessed from a door to the side of the building an enclosed internal staircase provides private access to the upper level, which is utilised as a flat. The accommodation comprises a double bedroom, a kitchenette with free-standing appliances, and a shower room. The accommodation can be used as guest accommodation, as an office or as the current owners to do generate significant income.

The double garage is fully equipped with its own dedicated electricity supply and independent boiler system.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

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

Fixtures and Fittings

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

Classifications

Council Tax - Band F

EPC Rating - Band D

Tenure

Freehold

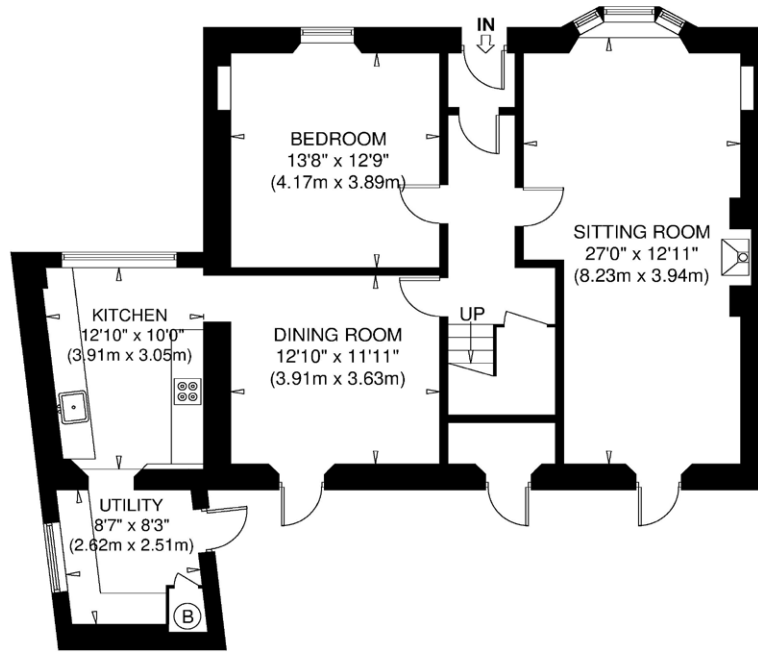
Services

Mains electricity, water and drainage. Gas central heating.

Offers

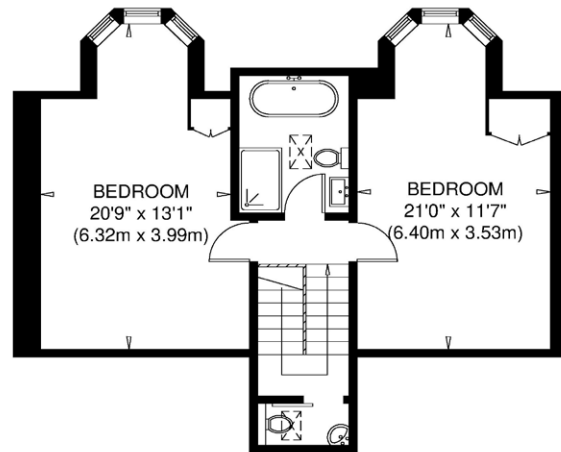
Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.



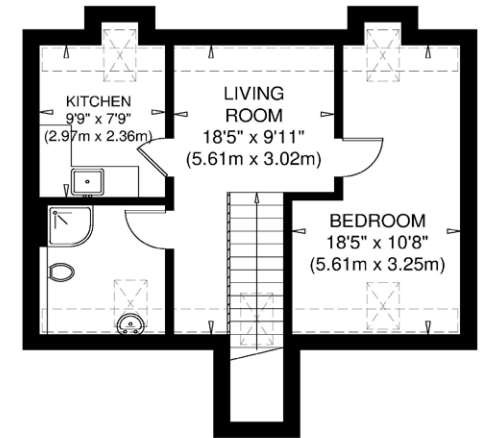


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 98.4 SQ M / 1059 SQ FT

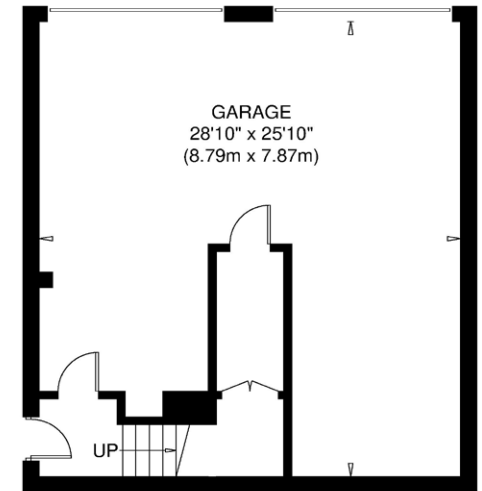
= Reduced headroom below 1.5m / 5'0



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 54.7 SQ M / 588 SQ FT



GARAGE FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 46.9 SQ M / 504 SQ FT



GARAGE GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 69.1 SQ M / 743 SQ FT

ERSKINE COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 153.1 SQ M / 1647 SQ FT
GARAGE = 116 SQ M / 1247 SQ FT
TOTAL = 269.1 SQ M / 2894 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

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.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, 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 he has not entered into contact in reliance on the said statements, that he has satisfied himself 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 mis-statement 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.



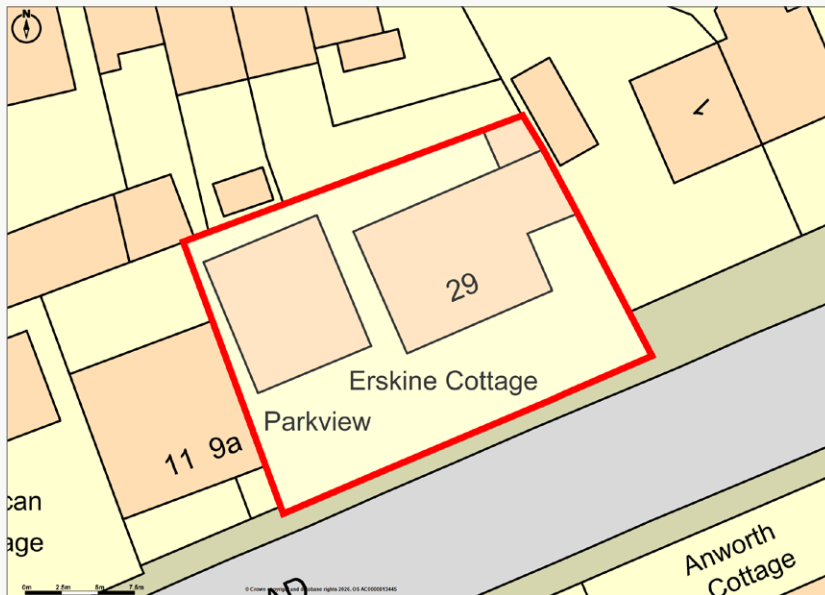
Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

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.



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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