

FIXED PRICE £199,000

49 Fowlers Court
Tranent, EH32 9AT

drummondmiller
Solicitors & Estate Agents



- Spacious double upper flat with sea view
- Hall, Living/diningroom with Juliet balcony
- Fitted kitchen
- Three good bedrooms
- Bathroom and shower room
- Electric storage heating. Double glazing
- Residents car park to rear
- EPC Band D, Council tax band E

Description

This is a rarely available double upper flat offering generously proportioned (97m sq) accommodation within an established residential development close to excellent local amenities, sea front and train station. The accommodation, all in good decorative order benefits from electric storage heating and double glazing. It comprises an entrance hall with staircase to the upper floor, spacious dual aspect living/diningroom with French doors to the Juliet balcony, fitted kitchen, two front facing double bedrooms, both with fitted wardrobes and an internal, modern panelled shower room with two piece white suite and walk in shower. Upstairs is a hallway with separate entrance door, generous storage cupboard, large rear facing double bedroom with stunning sea views, an internal, part tiled bathroom with three piece coloured suite including an electric shower over the bath.





Location

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass as well as having a railway station which gives access to central Edinburgh in around fifteen minutes. There are a number of local shops including a supermarket, schools and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park, Newcraighall, which offers a selection of "High Street" shops and superstores. A variety of leisure facilities are available in the area including Prestonpans swimming pool, a choice of golf courses and several sandy beaches.

Gardens and Parking

There is a residents car park to the rear of the property with unallocated parking.

Extras

All the fitted floor coverings and cooker hood are included within the sale price.

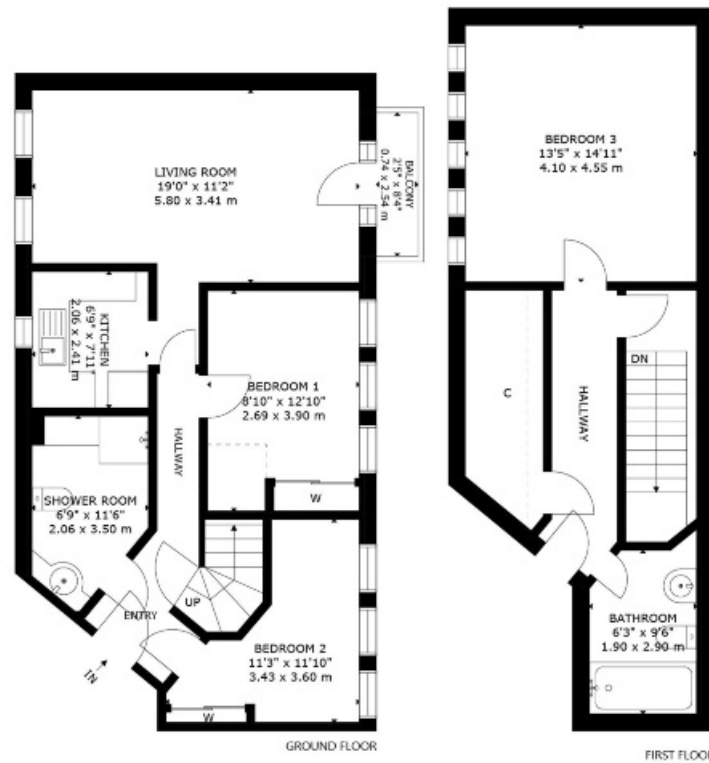
Home Report

The property has been valued at £200,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131.





49 FOWLERS CT, PRESTONPANS EH32 9AT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,139 SQ FT / 106 SQ M
 BALCONY 20 SQ FT / 2 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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