



# 81 FOWLERS COURT

Prestonpans, East Lothian, EH41 3RP



1

Public Room



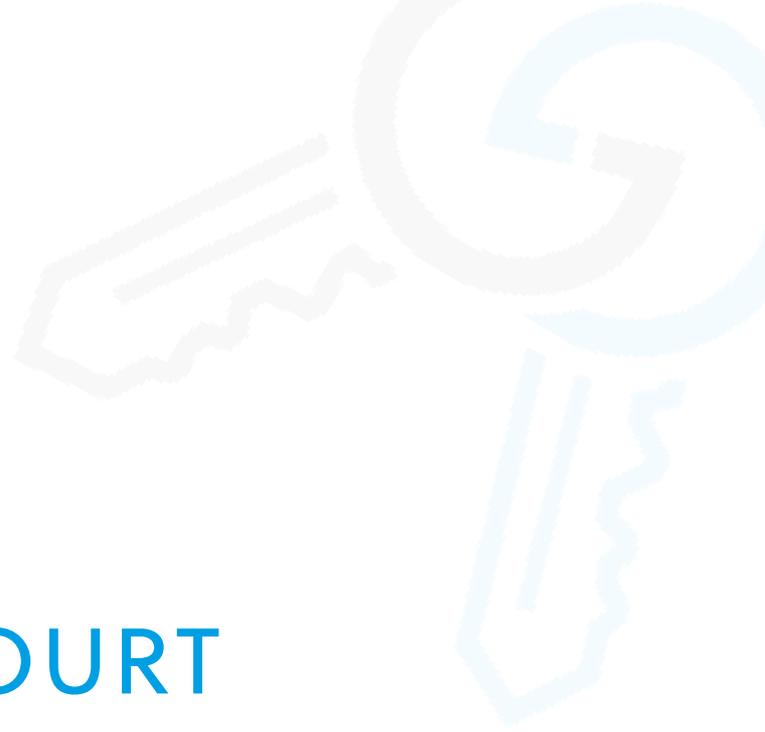
1

Bedrooms



1

Bathroom



## 81 FOWLERS COURT

This one-bedroom flat enjoys an enviable seafront position in the small, well-connected town of Prestonpans, situated on the top/third floor of a development that includes convenient residents' parking. It benefits from stunning open views, the beach and high-street amenities on the doorstep, and train connections within walking distance. The attractive contemporary interiors, with understated décor and stylish fittings, include a double bedroom, a bathroom with a shower-over-bath, ample built-in storage, and an open-plan living/dining room and integrated kitchen that takes full advantage of the unrivalled coastal outlook through double picture windows.





VIEW FROM LIVING ROOM





**D**  
EPC  
RATING

**B**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Waterfront development on the High Street
- Top/third-floor flat with stylish interiors and open sea views
- Communal stairwell
- Vestibule and welcoming hall with good storage
- Bright, open-plan living/dining room and integrated kitchen
- One double bedroom with storage
- Bathroom with shower-over-bath
- Shared drying greens and convenient residents' parking







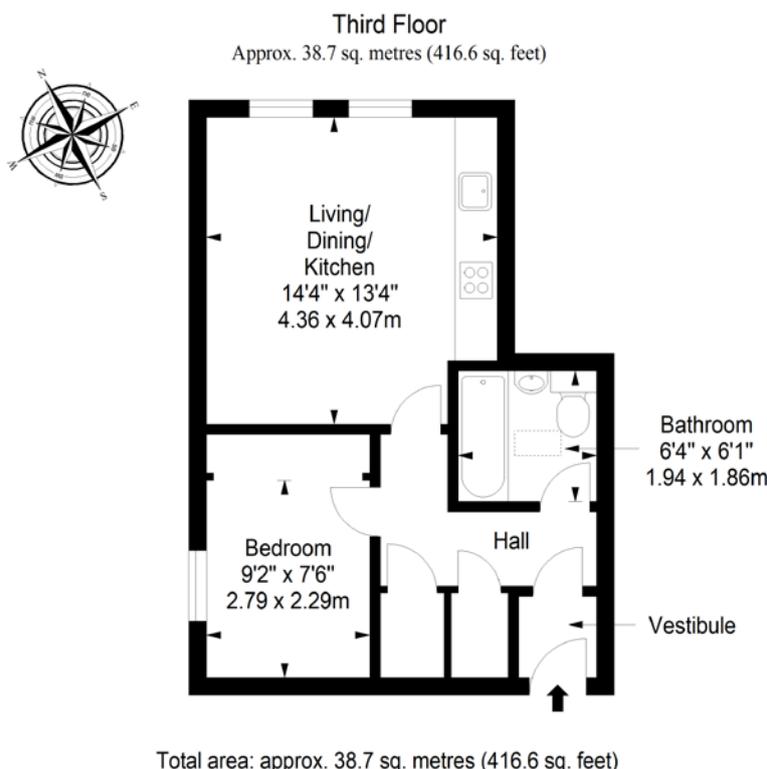


Extras: All fitted floor and window coverings and light fittings are included.



# PRESTONPANS

Situated on the rugged East Lothian coast is Prestonpans, a town which has seen considerable development in recent years, with a thriving community spirit. Each summer, the area hosts the Three Harbours Festival with neighbouring Cockenzie and Port Seton. There are lovely shore walks, open parks and countryside, all ideal places to escape the hustle and bustle and enjoy the outdoors. With Prestonpans train station only a mile away, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car, with the A1 providing an accessible and fast commute. Regular bus services travel from here to Edinburgh and beyond. Prestonpans offers a good selection of amenities and shops including; convenience stores, supermarkets, bistro, café, take-aways, pubs (one with award-winning food), bakers, bank, Post Office, pharmacy, optometrist, vets, florist, gift shops, hair and beauty salons and a community centre. For further and extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores. The town has two primary schools and the comprehensive Preston Lodge High School. Loretto offers private schooling at both primary and secondary levels and is less than 4 miles away. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre - a Sports Centre with an Olympic size swimming pool, sauna, steam room and hydrotherapy pool as well as a Bodyworks Gym and Dance Studio. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club and the East Lothian Indoor Bowling Club are all on your doorstep.



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