



42 Fowlers Court  
PRESTONPANS | EH32 9AT

  
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## 42 Fowlers Court

PRESTONPANS | EH32 9AT

Superbly positioned in a sought after waterfront development is this most appealing, light and spacious first floor apartment, offering beautifully presented accommodation ideal for a first time buyer.

This is a lovely home only a stone's throw from the beach and boating club and within easy reach of the varied local amenities, the Railway Station and the A1. Great sized floor space allows for relaxation and entertaining in the bright living/dining room. The kitchen is conveniently located just off this room and features cream Shaker style units and tiled splashbacks. A door from the kitchen accesses the study, which has a window for natural light. Mirrored wardrobes provide good storage in the double sized bedroom and the bathroom is fitted out with an electric shower.

- Twin window living/dining room
- Fitted kitchen
- Double bedroom with mirrored wardrobes
- Handy study with window
- Bathroom/electric shower
- Entrance hall/storage cupboard
- Double glazing
- Partial electric heating
- Landscaped communal areas incorporating residents parking bays
- High Street amenities and transport links close at hand

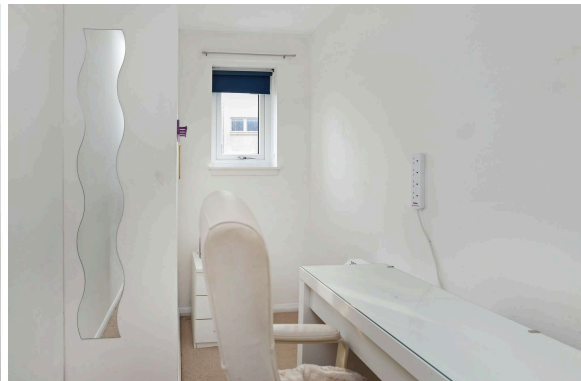
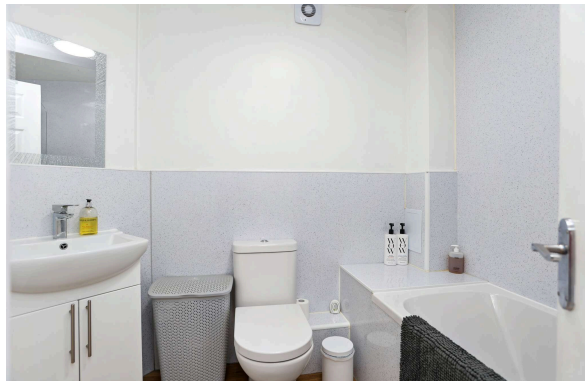
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

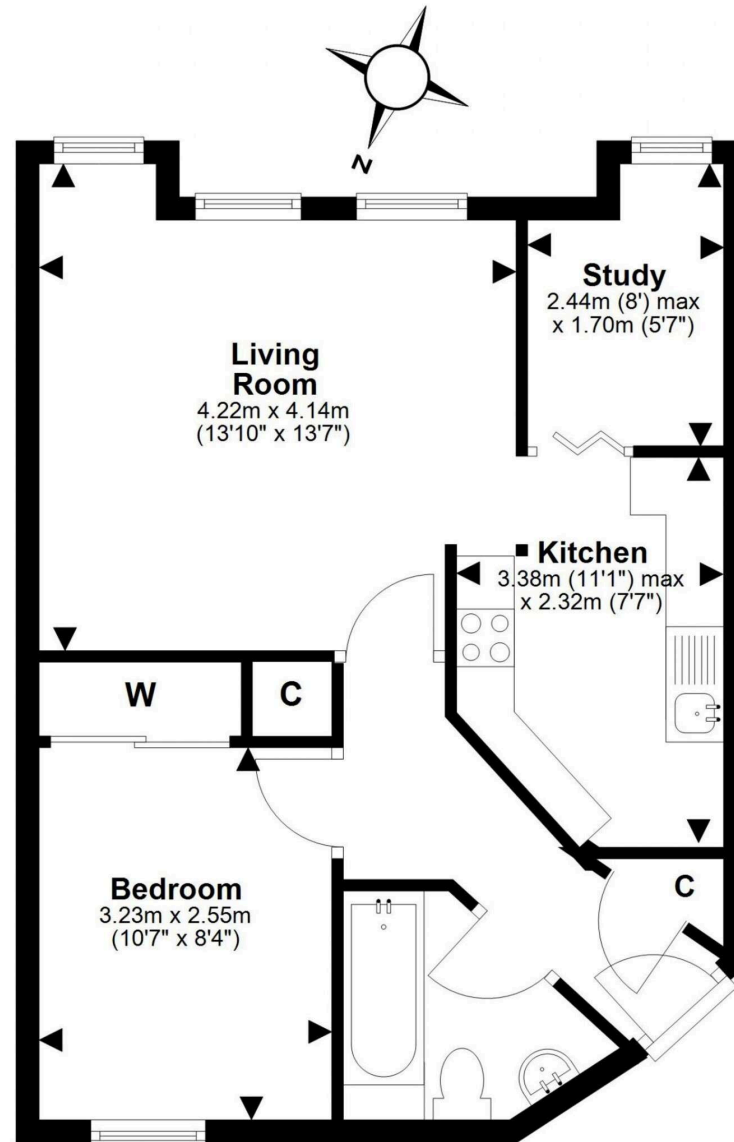
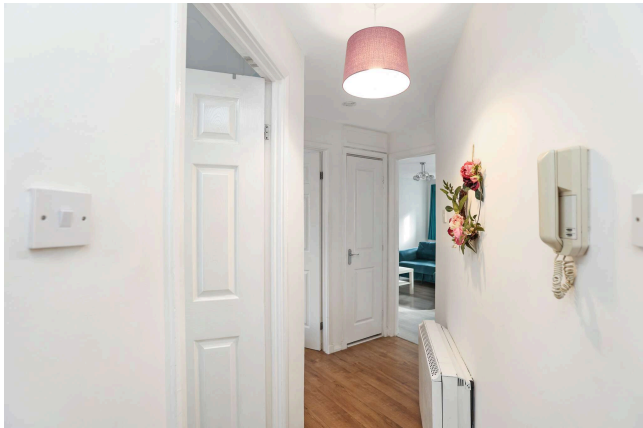


The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. The property is close to an efficient public transport network, which operates throughout the town and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Prestonpans has its own railway station taking you into the City in approximately 14 minutes.

Energy rating C, Council tax band B. There is no factor associated with this property.

Extras included in this sale will be the fridge freezer, washing machine, light fittings, curtains and blinds.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.