





Welcome

Welcome to Fowlers Court, a well-proportioned, bright, two bedroom second floor flat, close to many local amenities. The property benefits from ample residents and visitors parking providing convenient parking close to the property, along with the beach and sea just a short walk away. The superb setting allows residents to enjoy the open coastline, fresh sea air and scenic walks. This property would make an excellent first-time purchase, offering well-proportioned two-bedroom accommodation in a superb coastal location. It is also likely to appeal to buy-to-let investors, given the desirable position and excellent transport links. Early viewing is highly recommended.

- Reception hallway
- Bright and spacious open plan living, kitchen and dining
- Two bedrooms
- Stylish bathroom comprising WC, wash hand basin and bath with shower over
- Electric heating
- Double glazing
- Secure entry system
- Ample residents and visitor parking





Prestonpans

Fowlers Court enjoys an enviable position within Prestonpans, with the beach and sea just a short walk away. This superb coastal setting allows residents to enjoy the open coastline, fresh sea air and scenic walks right on their doorstep. Prestonpans is an established East Lothian town offering a good range of everyday amenities including shops, schools, cafes and local services. The town also benefits from excellent transport links, with regular bus services and nearby rail connections providing access to Edinburgh and surrounding areas. The surrounding East Lothian area is renowned for its beautiful coastline, beaches and countryside, while Edinburgh city centre is readily accessible for commuters.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, and all remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



Get in touch

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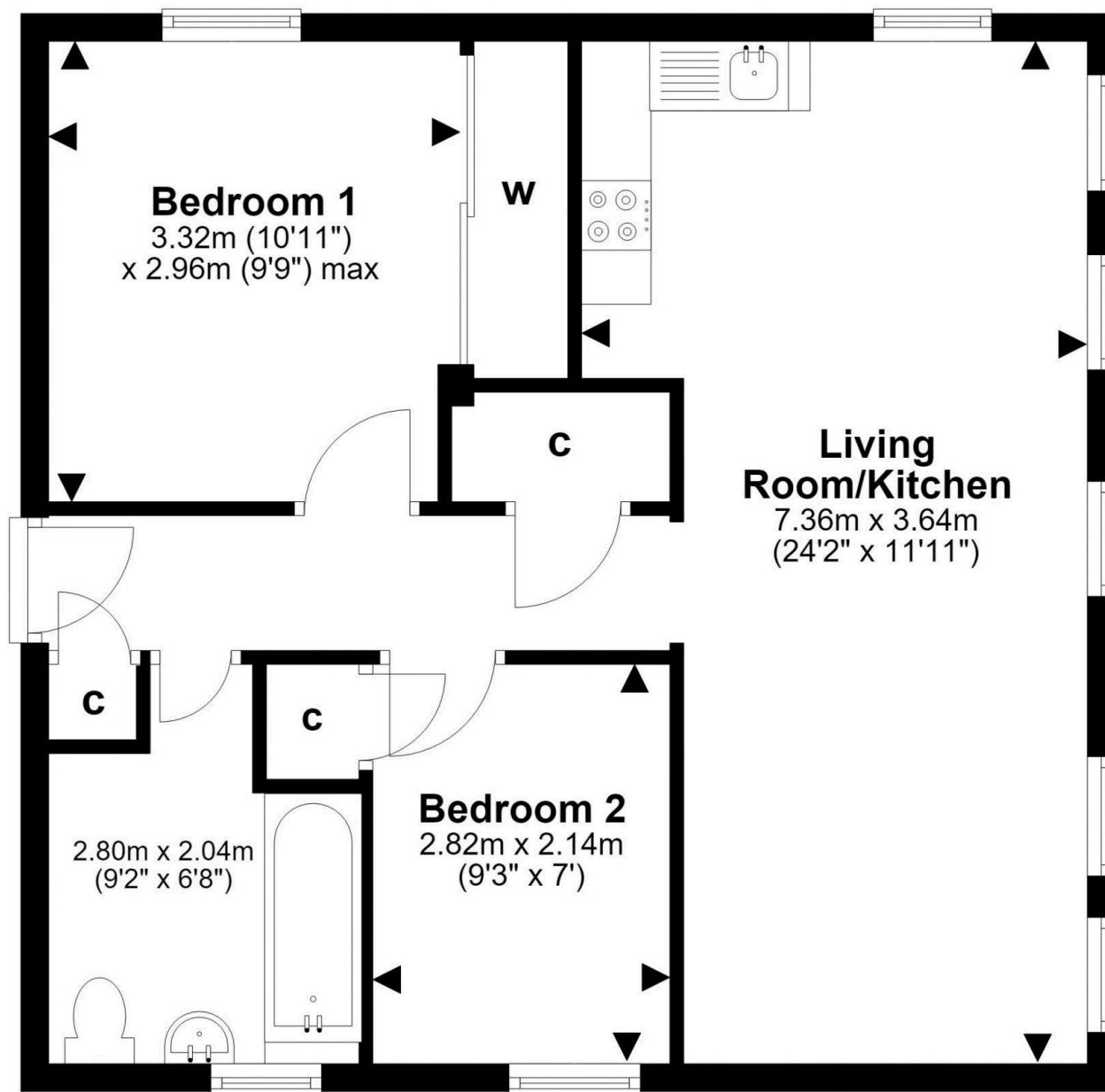
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.