



Estate Agents and Solicitors

23 Fowlers Court, Prestonpans, East Lothian, EH32 9AT

Two-Bedroom, Second-Floor (Top) Flat in a Desirable Waterfront Location

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Property Description

Rarely available, two-bedroom, second-floor (top) flat, forming part of an established, waterfront development. Located in the popular town of Prestonpans, East Lothian, with open sea views.

Comprises an entrance hallway, living room, kitchen, two flexible bedrooms and a bathroom.

Highlights include a stylish fitted kitchen, a modern bathroom, and hardwood oak flooring. In addition, there is fresh neutral decor, electric heating, double glazing and good storage.

The development also includes a secure entry system, landscaped grounds, including shared drying greens, and residents' parking.

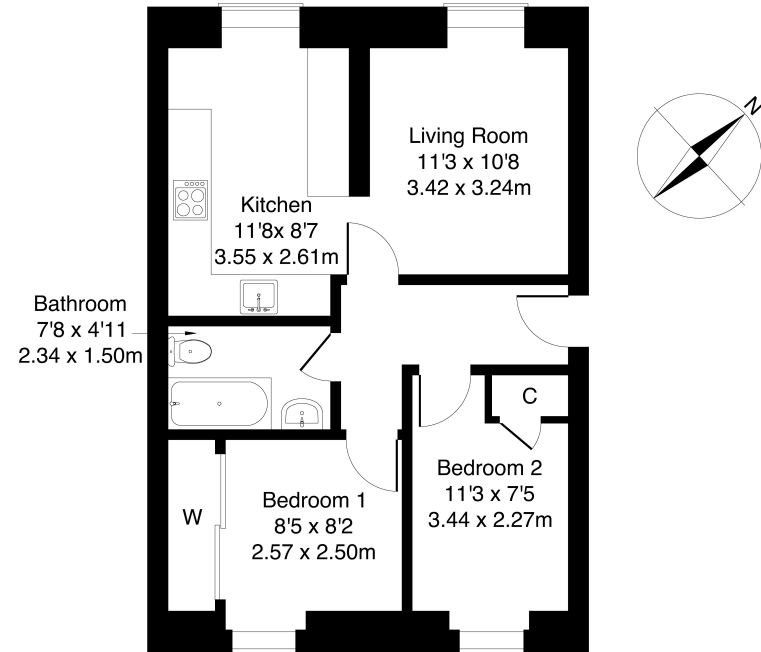
A welcoming entrance hall is finished with light, neutral decor and modern hardwood oak flooring, which continues throughout the majority of the flat. A front-facing living room enjoys wonderful, open, sea views and provides ample space for freestanding lounge furniture. Leading openly off the bright reception room, a kitchen is fitted with stylish, contemporary units and worktops, an integrated oven, a ceramic hob, a freestanding fridge/freezer and a washing machine.

Set to the rear of the property are two flexible bedrooms, the main bedroom including integrated wardrobe storage and the second bedroom benefiting from generous, built-in cupboard storage. Completing the accommodation, a good-sized bathroom comprises a three-piece suite and tiled splash walls and flooring.



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Approximate Gross Internal Area: (495 sq ft - 48 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Prestonpans is a charming coastal town located around 11 miles from Edinburgh. The town itself, and both neighbouring Cockenzie and Port Seton, offer good local shopping facilities including a Co-op supermarket and a Lidl store, along with the usual banking and Post Office services, a library, and a community sports centre. There are miles of sandy beaches in East Lothian, along with a

selection of golf courses. There is easy access to the A1, which offers swift commuting into Edinburgh city centre or to the east, with further connections to the Borders and to the north of England. Good public transport services are available within the area, including the Prestonpans railway station. Local schooling is also available in both Prestonpans and Cockenzie.





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