



11 Fowlers Court
Prestonpans, EH32 9AT



"11 Fowlers Court is in exceptional order throughout having been fully renovated by the current owner"

- ENTRANCE HALLWAY
- LIVING/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ATTIC SPACE
- PRIVATE PATIO AREA
- COMMUNAL PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS



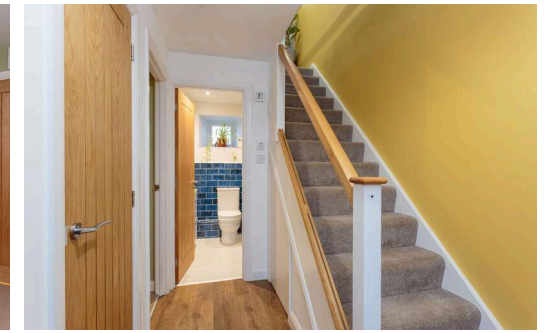


LOCATION

Prestonpans is a historic and popular coastal town, situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. It is an extremely convenient 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. Prestonpans has its own railway station. There are a number of local shops including Lidl and Scotmid supermarkets, 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 variety of sports clubs, indoor bowling at Meadowmill Sports Centre and a choice of golf courses nearby. The town also has a mural trail and many historic buildings to explore.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



DESCRIPTION

11 Fowlers Court is a bright and spacious end terraced villa, which is in exceptional order throughout, having been recently renovated by the current owner.

The building forms part of the old cooperage from the former Fowler's Brewery, which was converted into dwelling homes.

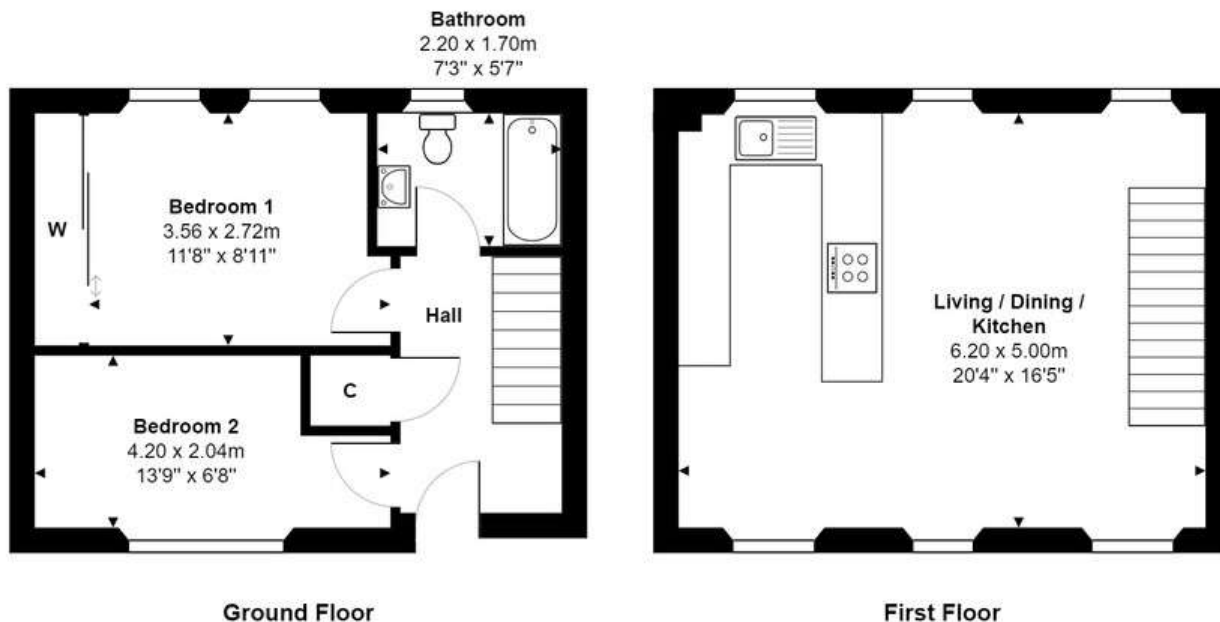
The accommodation comprises: entrance hall with carpeted stairway, leading to a spectacular open plan living space which incorporates a sitting/kitchen/dining room, 3 dual aspect windows on each side allows natural light to flood in with views to the beach and Firth of Forth, professionally designed and superior Wren kitchen, which is well equipped with wall and base units incorporating electric hob, grill and oven, washing machine and fridge/freezer; on ground level are double bedroom 1 situated to the rear with fitted bespoke wardrobes and two compact windows; front facing double bedroom 2 and a beautiful family bathroom with 3 piece white suite with electric shower and a window.

Further benefits are gas central heating (Worcester boiler) installed within the last two years, double glazing, with quality fixtures and fittings throughout, enclosed private stamped print patio area which is ideal for entertaining, ample communal parking, great local amenities and transport links.

EPC RATING

The energy efficiency rating for this property is band D.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



11 Fowlers Court, Prestonpans, EH32 9AT
Total Area: 60.4 m² ... 650 ft²

All measurements are approximate and for display purposes only



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