



GILSON GRAY

LAW • PROPERTY • FINANCE

16 FOWLERS COURT
Prestonpans, East Lothian, EH32 9AT



Forming part of a beachfront development in Prestonpans, with far-reaching, open sea views, this one-bedroom first-floor flat represents an ideal purchase for first-time buyers, professionals, couples, and rental investors alike. The flat is beautifully presented with immaculate, contemporary interiors and neutral décor throughout, and as well as lying on the beachfront, it is situated within easy reach of all the amenities Prestonpans has to offer.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor fan will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- First-floor flat in Prestonpans
- Part of a beachfront development with wonderful views
- Stylish, modern interiors and neutral décor
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Dual-aspect, open-plan kitchen and living room with open sea views
- Double bedroom with built-in wardrobe
- Attractive, contemporary bathroom with shower-over-bath
- Ample private residents' parking
- Beach on the doorstep and amenities nearby



"THIS ONE-BEDROOM
FLAT ENJOYS A TRULY
ENVIABLE SETTING ON
THE BEACHFRONT IN
PRESTONPANS."



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 01620 893 481



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000

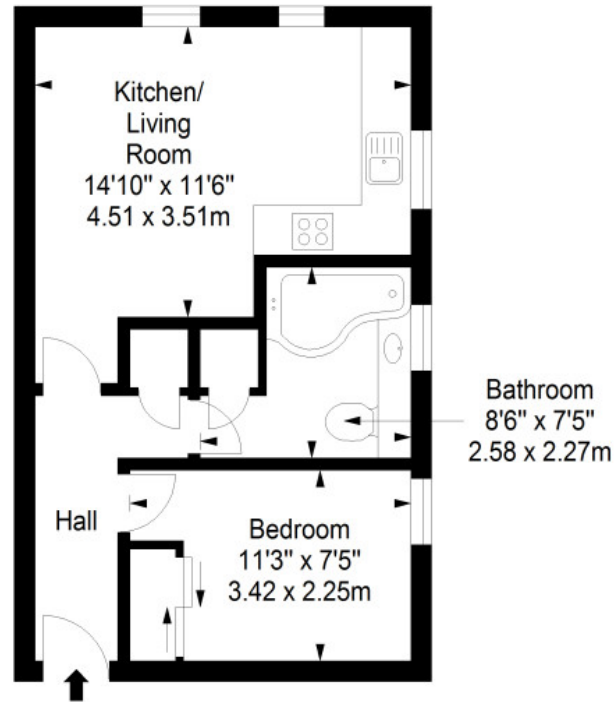
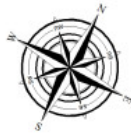


BORDERS

01890 880 008

First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 34.8 sq. metres (374.6 sq. feet)



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.