

45 Pithead Heights

PRESTONPANS, EAST LoTHIAN, EH32 9FW



Immaculate, four double bedroom, mid-terraced townhouse, located in a sought-after modern development in Prestonpans



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McEwan Fraser is delighted to present this immaculate, four double-bedroom, mid-terraced townhouse to the market. Located in a sought-after modern development in Prestonpans, the property offers extensive and flexible living space over three floors. Benefits include gas central heating, double glazing, allocated parking to the rear, and the remainder of the original NHBC warranty for extra peace of mind going forward.

THE LIVING ROOM



Entering the property, a welcoming hallway includes a large WC and gives access to the kitchen and living room. The spacious living room enjoys the entire width of the property and overlooks the rear garden. French doors open onto the rear garden and offer superb levels of natural light. The generous floor space on offer will give a new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The kitchen, overlooking the front of the property, offers a chic modern range of base and wall-mounted units which offer plenty of prep and storage space for the aspiring chef. There is a mixed range of integrated and freestanding appliances.





Climbing the stairs, the first-floor landing gives access to the second and third double bedrooms separated by a large storage cupboard. Bedroom three overlooks the front of the property and is currently utilised as a second sitting room. As a double bedroom, it would enjoy plenty of floor space for a larger style bed and a full suite of freestanding bedroom furniture. Bedroom two is a generous double which overlooks the rear garden.

BEDROOM 2



BEDROOM 3/SITTING ROOM





The landing on the upper floor gives access to the master bedroom (Bedroom one), bedroom four and the family bathroom. Bedroom 1 is currently utilised and impressive dressing room. There are large fitted wardrobes and ample space for further bedroom furniture. Bedroom one also enjoys access to an en-suite with partial tiling and a mains shower. Bedroom four is a further double bedroom. Internal accommodation is completed by the master bathroom which is partially tiled and boasts a three-piece white suite with shower over bath.

BEDROOM 1





BEDROOM 4 & THE BATHROOM



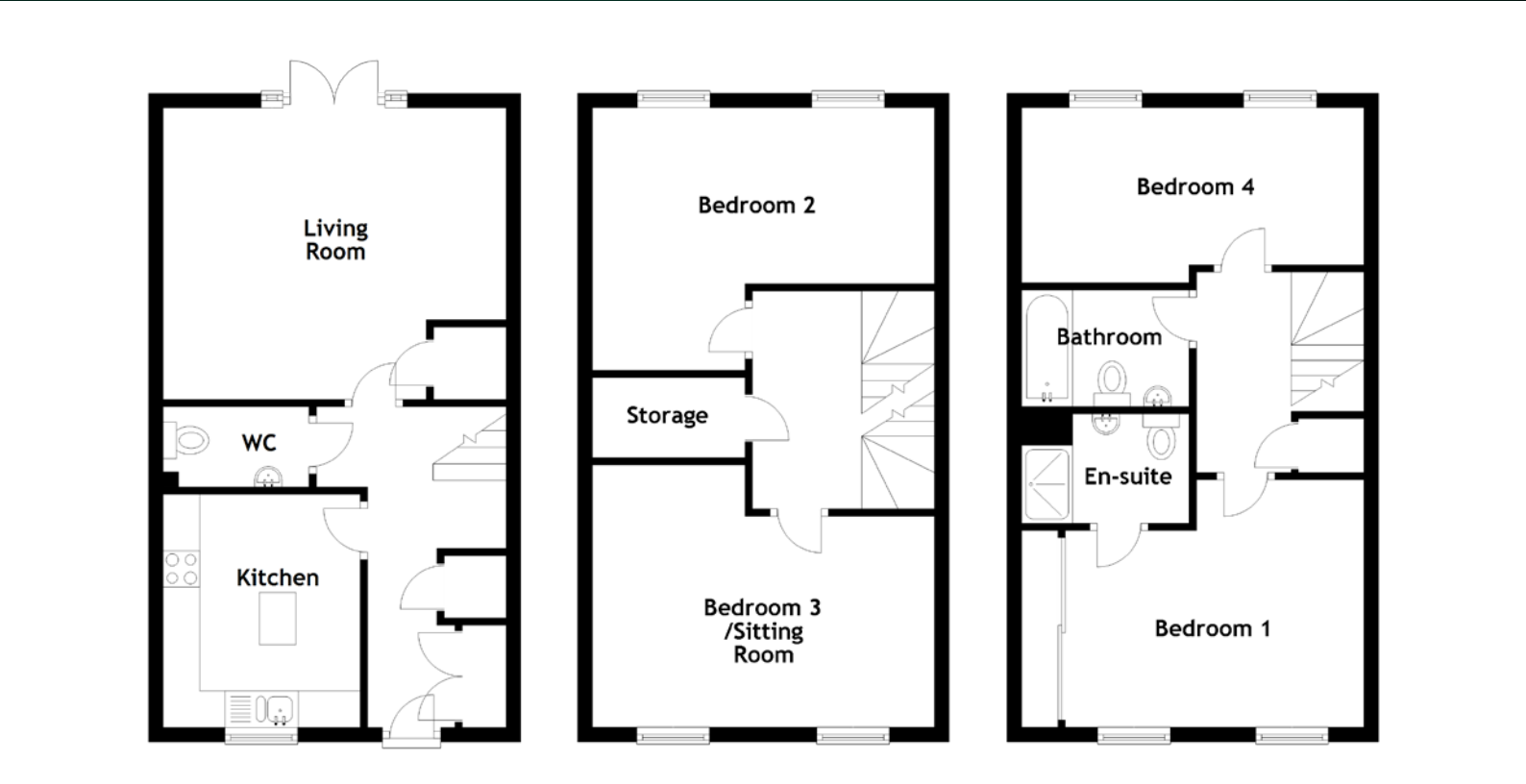
Externally, there is a south-facing rear garden that includes a lawn and patio area. A gate to the rear of the garden opens on the allocated parking for the property.

This is a well-presented property that offers excellent flexibility for a professional couple or young family. Viewing is essential to fully appreciate the quality on offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor Second Floor

Living Room	4.70m (15'5") x 4.00m (13'1")	Bedroom 1	4.10m (13'5") x 3.40m (11'2")
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Kitchen	3.20m (10'6") x 2.70m (8'10")	En-suite	2.30m (7'7") x 1.50m (4'11")
WC	2.00m (6'7") x 1.10m (3'7")	Bedroom 4	4.70m (15'5") x 2.40m (7'11")

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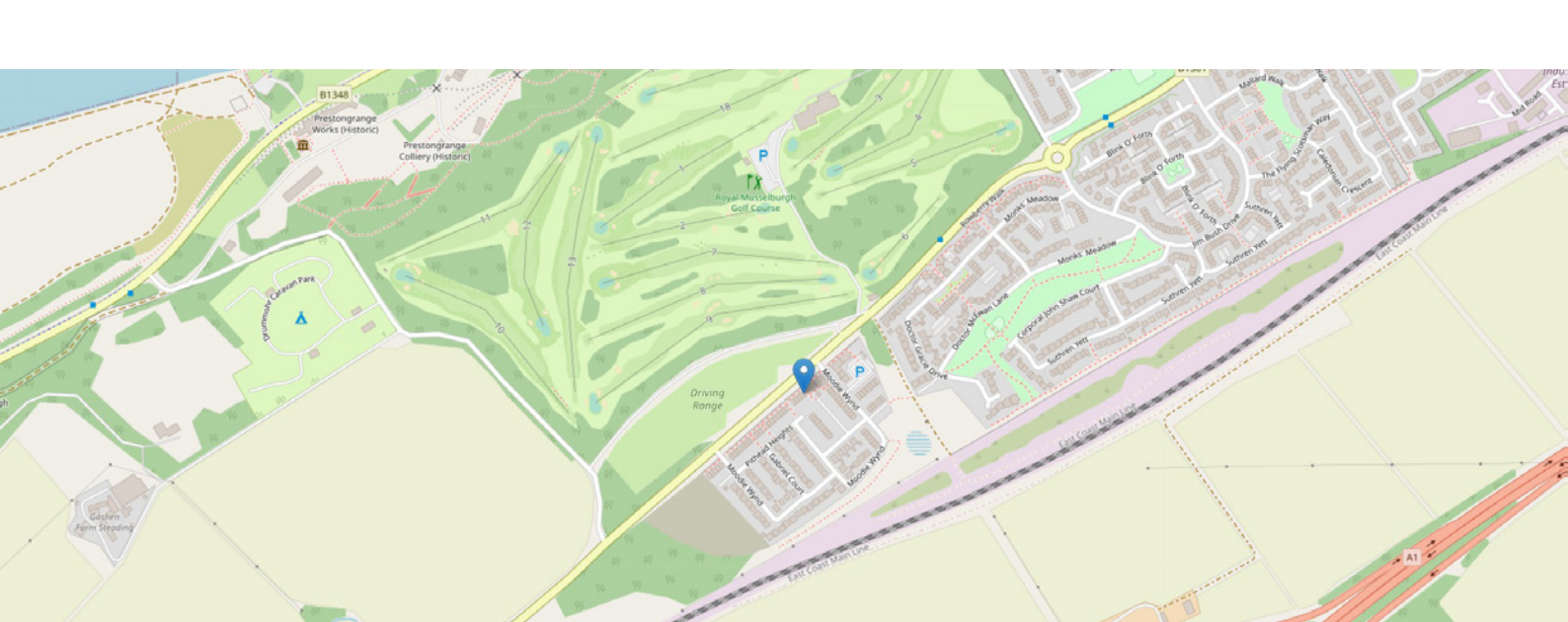
First Floor		
Bedroom 2	4.70m (15'5") x 3.40m (11'10")	Gross internal floor area (m ²): 125m ²

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VIRTUAL TOUR



THE LOCATION

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside.





The town is an extremely popular 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. There are a number of local shops including a supermarket, schools and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park 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 choice of golf courses and several sandy beaches. Prestonpans has its own railway station.



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