

# 20 Pithead Heights

PRESTONPANS, EAST LOTHIAN, EH32 9FW



MODERN 5/4-BEDROOM  
DETACHED HOUSE



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser is delighted to present this modern 5/4 bedroom detached house that is offered to the market in excellent internal condition. The property offers a balanced and flexible living space and particular benefits include a detached garage, a ground-floor study, a separate utility room, and a sunny southeast-facing rear garden.

The internal accommodation is focused on a bright, spacious, and neutrally decorated living room. The living room has excellent proportions and the floorspace will offer the new owner plenty of scope to create an ideal entertaining space.





There is a lovely family-style kitchen that has space for seating and a dining table alongside a generous range of base and wall-mounted units that offer plenty of prep and storage space. There is a range of integrated appliances including a gas hob, a double oven, a dishwasher, and a fridge freezer.









Additional storage and laundry facilities are available in the attached utility room.







The ground floor accommodation also includes a welcoming entrance hallway with under-stair storage, a cloakroom, and a charming study which is a fantastic addition to any modern home.





Climbing the stairs, the first-floor landing gives access to all four bedrooms, the family bathroom, and a large loft for additional storage. Bedroom one is a bright and spacious double bedroom with a large integrated wardrobe and plenty of space for additional free-standing furniture. Bedroom one also enjoys access to an en-suite shower room with a double shower and contemporary tiling. Bedroom two is a further well-proportioned double that is currently utilised as an additional sitting room. Bedroom three is a double with a large integrated wardrobe. Bedroom four is a further double.

The family bathroom boasts natural light, contemporary tiling, and a three-piece white suite with a mains shower over the bath. Gas central heating, double glazing, and solar panels ensure a cosy and efficient home year-round.









**Bedroom 2**







**Bedroom 3**









[CLICK HERE FOR VIRTUAL TOUR](#)



#### Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	5.97m (19'7") x 4.33m (14'2")	Bathroom	2.23m (7'4") x 1.84m (6'1")
Lounge	4.51m (14'9") x 3.62m (11'11")	En-suite	2.19m (7'2") x 2.16m (7'1")
Bedroom 1	4.79m (15'8") x 3.62m (11'11")	Utility	2.73m (9') x 1.82m (6')
Bedroom 2	3.61m (11'10") x 2.93m (9'7")	WC	1.82m (6') x 1.13m (3'8")
Bedroom 3	3.10m (10'2") x 2.53m (8'4")		
Bedroom 4	2.93m (9'7") x 2.77m (9'1")	Gross internal floor area (m <sup>2</sup> ):	122m <sup>2</sup>
Bedroom 5/Study	3.23m (10'7") x 2.03m (6'8")	EPC Rating:	B



Externally, the property enjoys an excellent position in the development overlooking a central green with a neat children's play park. The property has a neat front garden with a mature lawn and flower beds. The driveway to the side of the house leads to the detached garage. The beautiful rear garden has been landscaped and enjoys an extensive patio, mature lawn, summer house with electricity, and free-standing flower beds.

This is a lovely property and viewing is highly recommended.











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.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.