

# 21 Pithead Heights

PRESTONPANS, EAST LoTHIAN, EH32 9FW



*FANTASTIC THREE-BEDROOM TOWNHOUSE LOCATED  
IN A SOUGHT AFTER DEVELOPMENT IN PRESTONPANS*



0131 524 9797



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



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







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An excellent opportunity has arisen to acquire this fantastic three-bedroom townhouse located in a sought after development in Prestonpans, making for an ideal family home. Early viewing is recommended.

Internally, this accommodation is in excellent decorative order and finished to a top standard, while briefly consisting of;

**Ground Floor:** Entrance hallway, stylish fully-fitted kitchen benefitting from an integrated induction hob, oven, extractor hood, fridge-freezer, dishwasher and washing machine, A bright and spacious dual aspect lounge/diner with a custom-built media unit and electric fireplace with downlights– this also benefits from French doors leading to the rear garden which has also been completed to a high standard, and under stairs storage cupboard and a two-piece WC.

A photograph of a wall-mounted niche. The niche is a rectangular recessed area in a dark blue-grey wall. Inside the niche, there is a silver-colored metal lantern with a glass body and a handle. A yellow candle is placed inside the lantern. The ceiling of the niche has a circular recessed light fixture. The text "THE LOUNGE" is overlaid in white, serif, all-caps font across the center of the image.

# THE LOUNGE













# THE KITCHEN













**First Floor:** Open landing which leads to 2 double bedroom's which offer ample space for different configurations and freestanding furniture and a partially-tiled three-piece family bathroom with an over-bath shower.



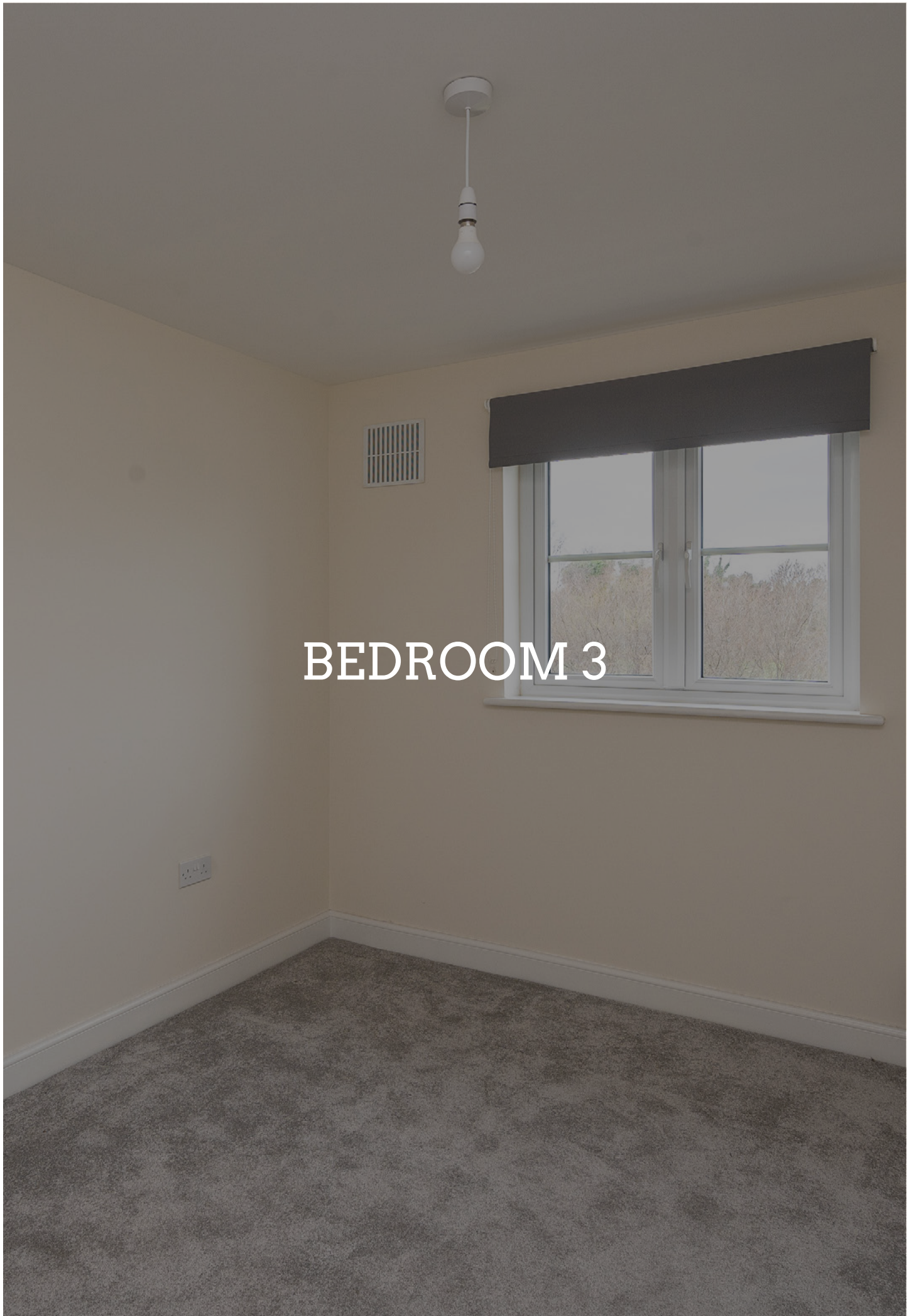
## BEDROOM 2





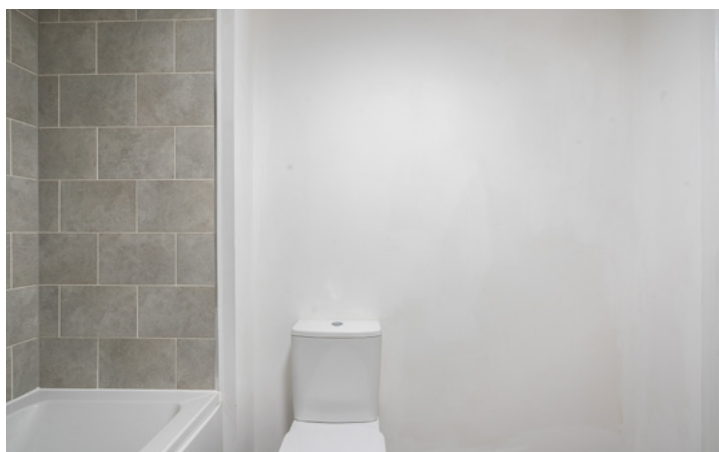


## BEDROOM 3











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**Second Floor:** open landing which leads to the master bedroom which is extremely generous in size and also benefits from mirrored wardrobes, Velux windows and a very spacious partially-tiled 2 piece en-suite with a double shower cubical.

This property also benefits from; gas central heating, full double glazing and a private garden, including a patio area as well as a decking area. There is also more than adequate on-street free parking to accommodate residents and visitors alike.

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# BEDROOM 1









BATH

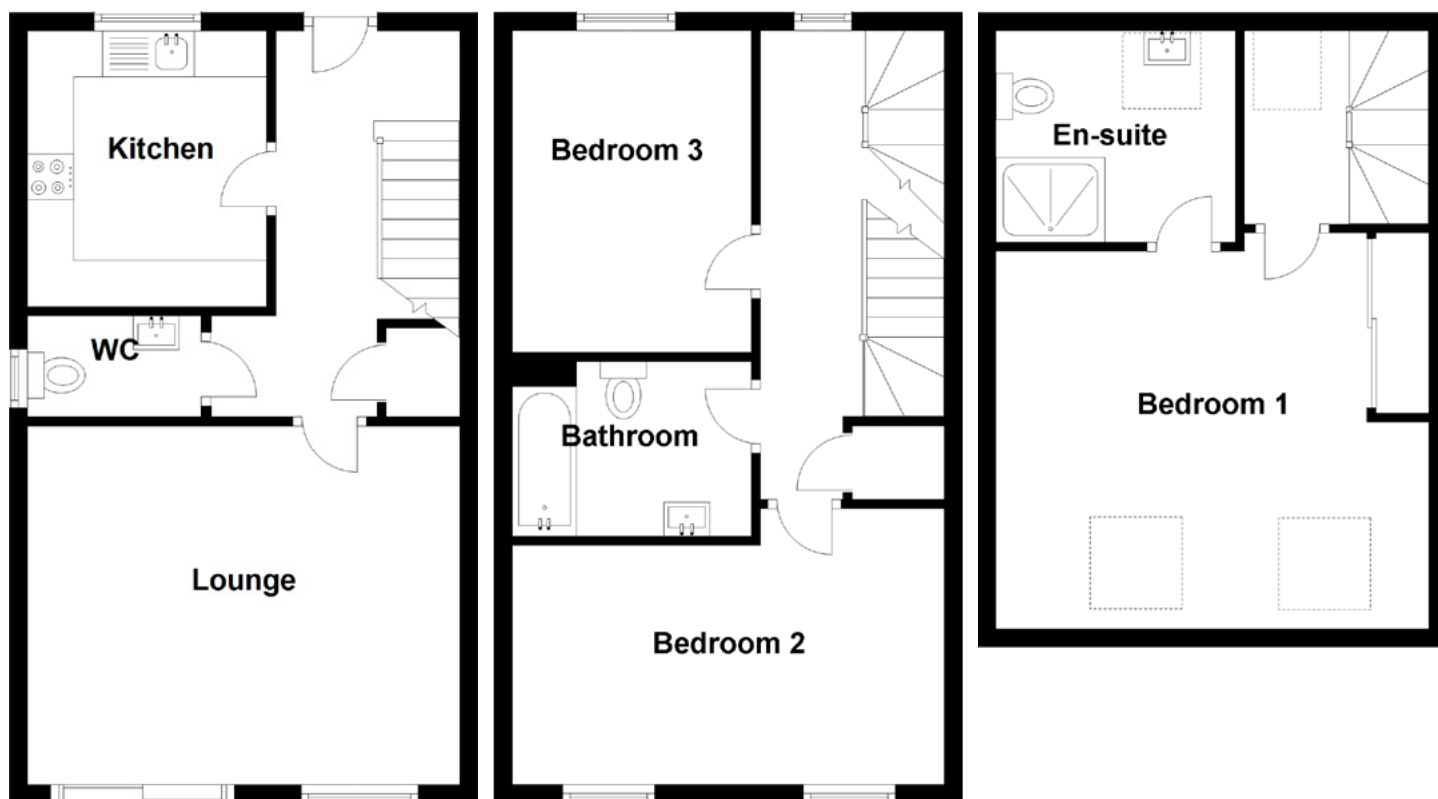
EN-SUITE











Approximate Dimensions  
(Taken from the widest point)

#### Ground Floor

Lounge	4.70m (15'5") x 3.90m (12'10")
Kitchen	3.00m (9'10") x 2.60m (8'6")
WC	1.90m (6'3") x 1.10m (3'7")

#### First Floor

Bedroom 2	4.70m (15'5") x 2.60m (8'6")
Bedroom 3	3.50m (11'6") x 2.50m (8'2")
Bathroom	2.40m (7'10") x 1.90m (6'3")

#### Second Floor

Bedroom 1	4.40m (14'5") x 4.30m (14'1")
En-suite	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 110m<sup>2</sup>

EPC Rating: B

*Extras (Included in the sale): All integrated kitchen appliances, fixtures and fittings. Hot Tub and some additional furniture may be available by separate negotiation.*









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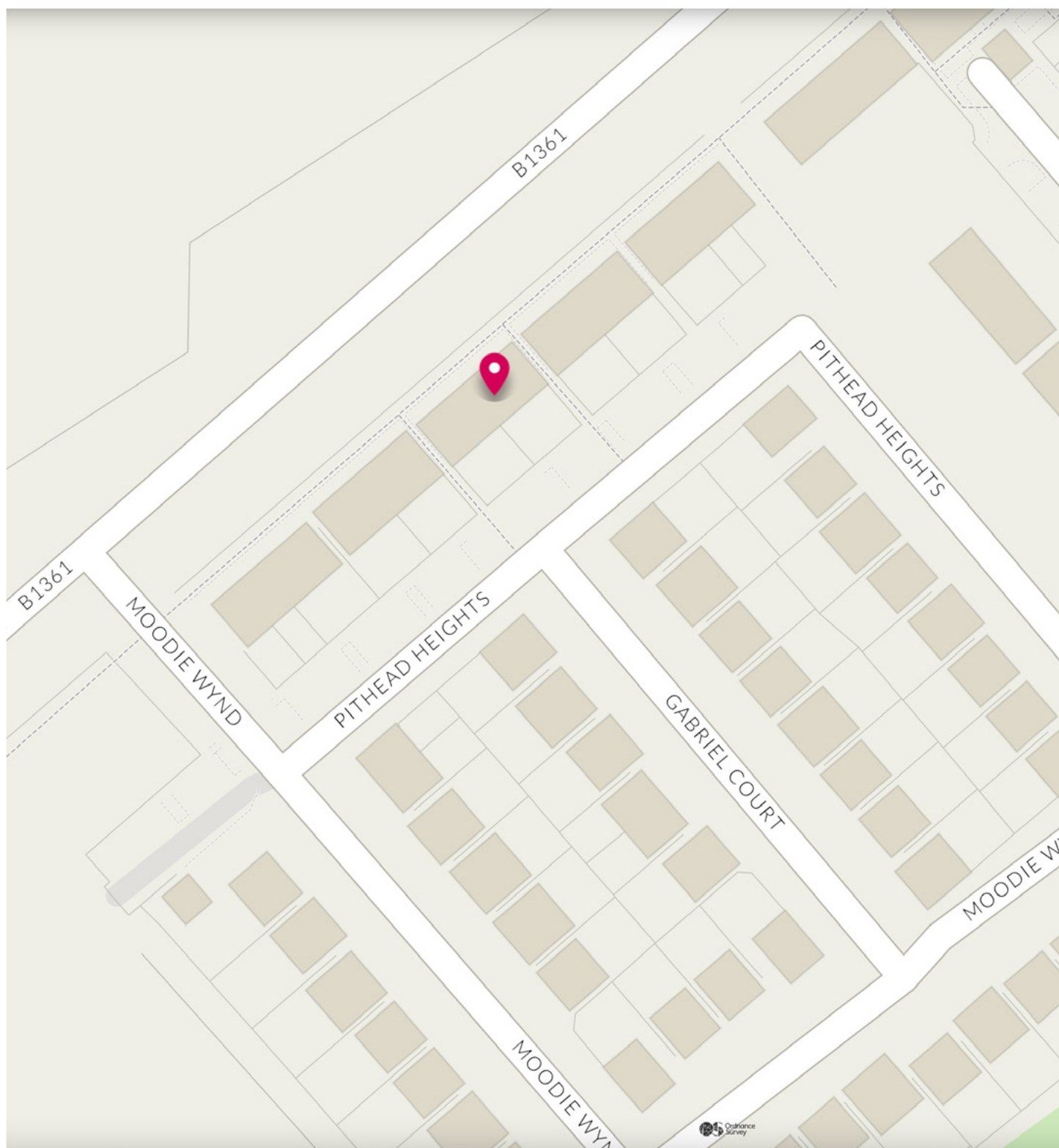
Prestonpans is a small town situated in the county of East Lothian on the banks of the River Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the Musselburgh bypass. The journey into Edinburgh will take approximately twenty minutes by car and there is of course, an excellent bus service every thirty minutes. There is also a good train service direct to the Waverley Station from Prestonpans, a journey which will take about twelve minutes.

Prestonpans offers a wide range of shops and facilities, including a supermarket that provides every possible daily requirement, as well as banking facilities and a health centre. In addition there are local primary, nursery and secondary schools.

This is a beautiful area featuring two harbours, several golf courses nearby, an indoor sports centre and the popular race course at Musselburgh. There are lovely walks along the beaches and there is a swimming pool at Mercat Gait Centre in Prestonpans.

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# 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)



Text and description  
**LEWIS HUNTER**  
Surveyor



Professional photography  
**ERIN MCMULLAN**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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