

# THE SEA HOUSE

66 High Street, Prestonpans, East Lothian, EH32 9AF

A STUNNING  
*detached house on the seafloor*



**PROPERTY NAME**

The Sea House, 66 High Street

**LOCATION**

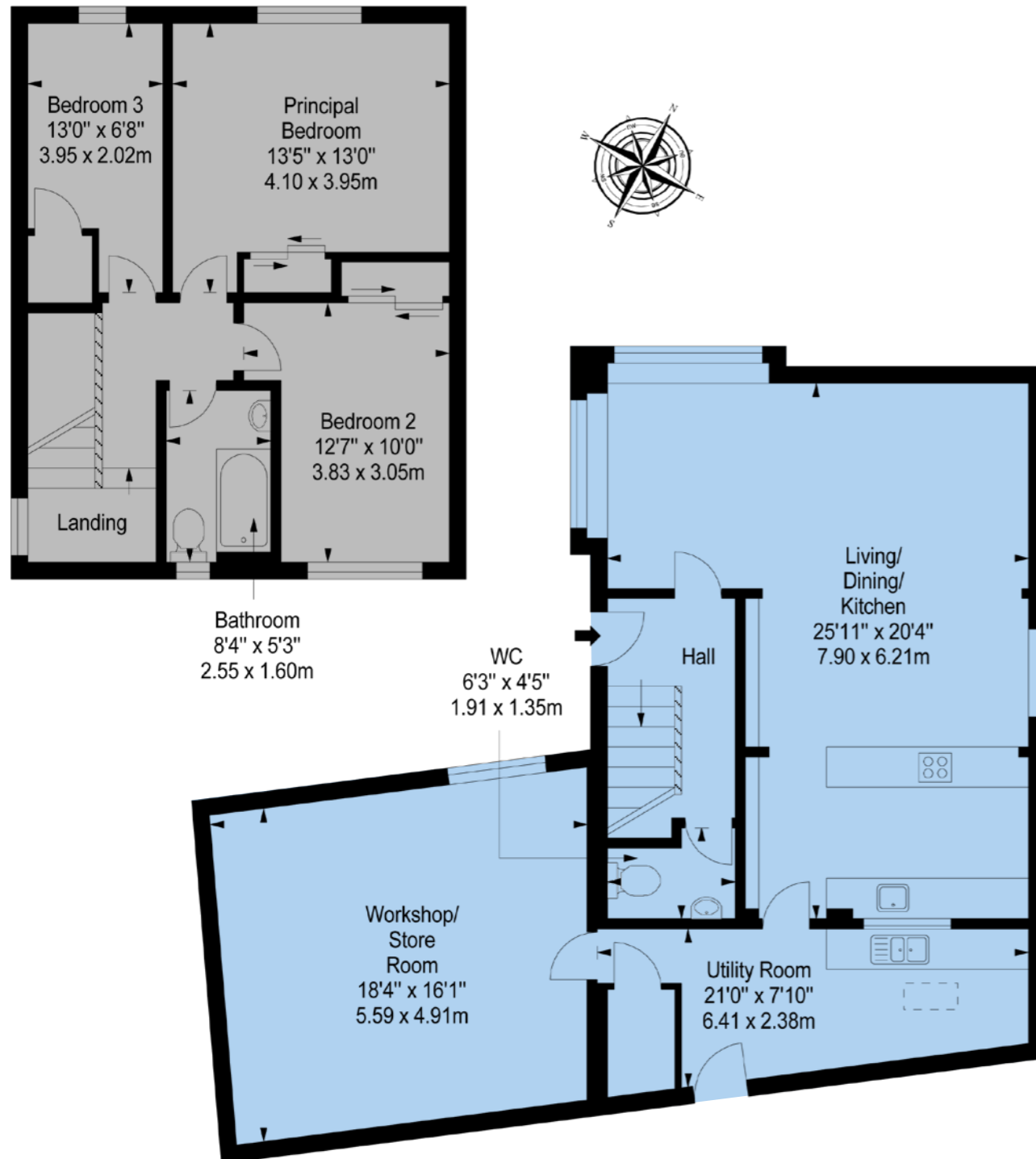
Prestonpans, EH32 9AF

**APPROXIMATE TOTAL AREA:**

143.3 sq. metres (1542.5 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

The floorplan is for illustrative purposes. All sizes are approximate.



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# A CHARMING SEAFRONT PROPERTY

*with a prime location in the coastal town of Prestonpans*

This impressive three-bedroom detached house is a charming seafront property, which has a prime location in the coastal town of Prestonpans. It is directly beside the beach and promenade, affording truly inspiring Firth of Forth views. Plus, it is just a stone's throw from excellent amenities and bus links, and it is also within easy reach of schools and the train station. The home is finished to high standards throughout, providing buyers with a sought-after blank canvas, as well as stylish open-plan living, excellent storage, and two washrooms. It also has an expansive workshop/store room for creative use, which looks directly onto the beach and provides excellent versatility to be used as additional living space or a fourth bedroom (subject to consent). Add off-street parking and suntrap gardens and you have a fantastic home in a wonderful location.

## GENERAL FEATURES

- A stunning detached house on the seafront
- Prime location in the coastal town of Prestonpans
- Incredible panoramic views over the Firth of Forth
- Attractive neutral decoration and hardwood floors
- EPC Rating - D | Council Tax band - E

## ACCOMMODATION FEATURES

- Inviting entrance hall with a convenient WC
- Large, open-plan kitchen/living/dining room with triple-aspect windows and a multi-fuel stove
- Stylish kitchen with ample storage and workspace
- Morso modern wood burning stove
- Utility room with storage and garden access
- Two double bedrooms with built-in wardrobes
- Third double bedroom/office with storage
- Three-piece bathroom with traditional styling
- Large workshop/store room with potential

## EXTERIOR FEATURES

- Front garden with southwest-facing aspect
- Rear garden with southeast-facing aspect
- Shared driveway with off-street parking



# ELEGANT & INVITING

*from the outset*

The accommodation begins with a hall which sets an inviting tone from the outset. Defined by crisp neutral décor and a hardwood floor, it instantly sets the standards of the rooms to follow. It also offers a convenient WC.



# A ROOM WITH AN INCREDIBLE VIEW

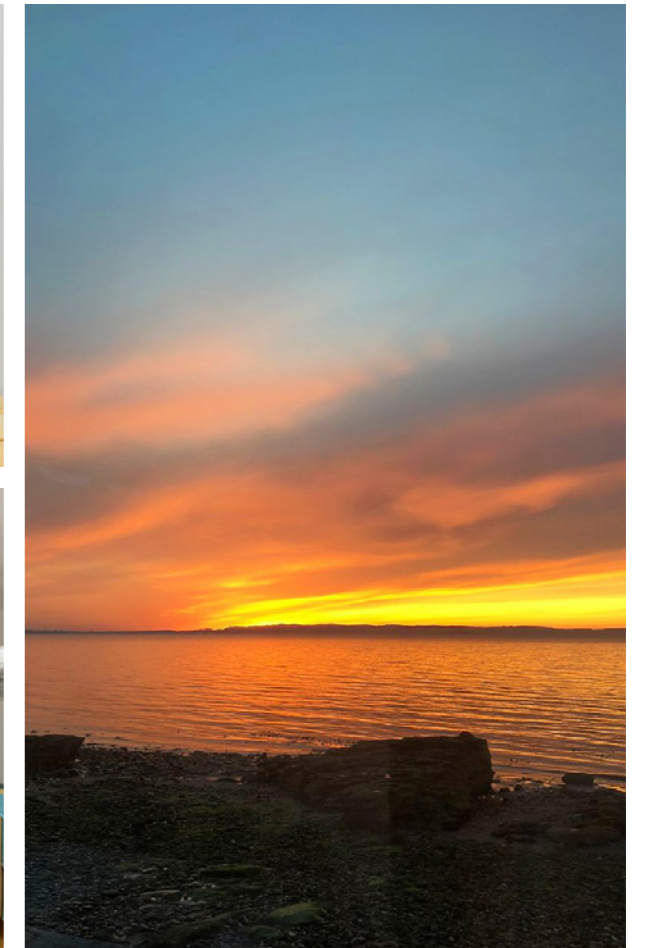




## *A dramatic, yet relaxing backdrop for unwinding and socialising.*

The open-plan kitchen, living and dining room continues the hall's beautiful aesthetic. Here, the wooden floor brings a warm, honey-coloured glow to the room, whilst the white decoration adds to the airy ambience, simultaneously proving very easy to style. It is kept cosy all year round thanks to a Morse modern wood-burner, and is bathed

in natural light from triple-aspect windows, including oversized windows that capture the most spectacular panoramic views over the Firth of Forth to Arthur's Seat. It is a dramatic, yet relaxing backdrop for unwinding and socialising. An open archway frames the dining area, adding further charm and character to this eye-catching space.







# STYLISH & SOPHISTICATED



Neatly zoned behind a broad archway, the kitchen looks out across the living and dining area, which is perfect for socialising whilst cooking. It has generous cabinet storage at base level, topped by chunky wooden worktops and supplemented by fitted shelving. The stylish design is further enhanced by encaustic-effect splashback tiles. Next door, the utility room provides additional storage, a cupboard for wood storage, and further workspace. It is illuminated by a skylight, with an internal window to the kitchen allowing extra sunshine to flow throughout the home.





# TRANQUIL BEDROOMS

*with inspiring views*



The three double bedrooms are on the first floor, connected to a naturally-lit landing that brings additional light to this level. Each bedroom maintains the high standards, and is finished with a careful eye for detail, continuing the neutral décor and hardwood floor.

The principal and second bedrooms are both spacious doubles with built-in mirrored wardrobes, whilst the third bedroom (with built-in storage) is a versatile space that is currently arranged as an office. Furthermore, the principal and third bedrooms both enjoy those delightful coastal views – the sound of the sea a tranquil backdrop for a peaceful night's sleep.





In addition to the ground-floor WC, the property also has a first-floor family bathroom which has a traditional-inspired design, complete with classic tile work and wood panelling. This bathroom features a toilet, a towel radiator, a pedestal washbasin, and a bath with handheld and overhead showers.



# SOUTHERLY-FACING GARDENS

*that capture all-day sun*

Shielded by stone walls, The Sea House benefits from fully-enclosed gardens that offer excellent privacy, sea views and ample space for outdoor enjoyment. The southwest-facing front garden is paved for ease of maintenance and for relaxing in the sun, whilst the southeast-facing rear garden has a paved area and a neat lawn – perfect for families. A shared driveway also provides off-street parking.

## *Lots of potential for creative use*

Attached to the utility room, the large workshop is ideal for creative pursuits and for additional storage with an uninterrupted view to the sea. It also offers ample scope for further development, with potential to turn this space into another living area or fourth bedroom (subject to consent).

Extras: all fitted floor and window coverings, select light fittings, gas cooker, fridge/freezer, and washing machine to be included in the sale. A tumble dryer may be available by separate negotiation.

Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.







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