

COULTERS<sup>©</sup>

# 53 PITHEAD HEIGHTS

PRESTONPANS, EH32 9FW

 3 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

This immaculate 3 bedroom terraced house located in the residential area of Prestonpans offers bright and stylish accommodation. The ground floor of the property comprises: a welcoming foyer, a comfortable living room with large cupboard, modern kitchen diner with grey fitted units and integrated appliances including 4 ring gas hob, oven, dishwasher and fridge freezer. A WC and spacious utility room can be found off the kitchen.

## KEY FEATURES



Beautifully presented terrace house.



Three bedrooms.



Well maintained rear garden.



Private residents parking.



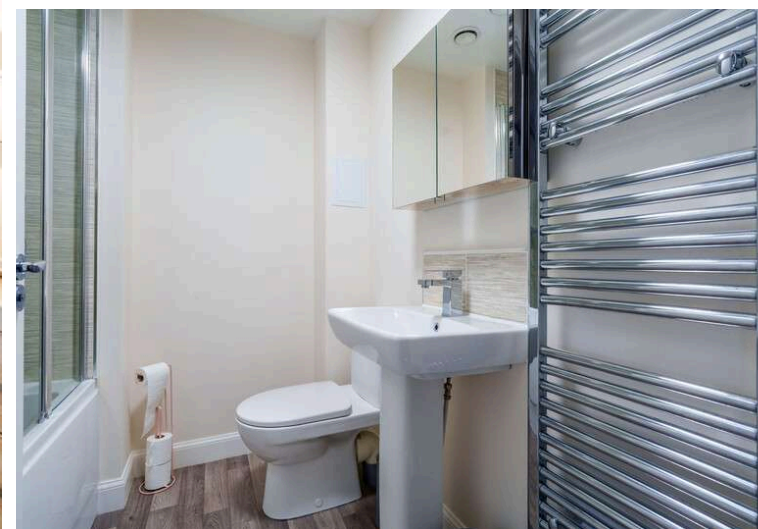
Sought after location.



Access to a range of local amenities.







The first floor hosts two double bedrooms one with large walk in cupboard and double mirrored wardrobes, a further single bedroom and master bathroom with overhead shower. Externally the property benefits from a private rear garden with a grass lawn and a paved seating area and path. The rear garden can be accessed from the kitchen via a single patio door.

The property further benefits from gas central heating, double glazing and private residential parking.







## THE LOCAL AREA

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, Newcraighall, 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.

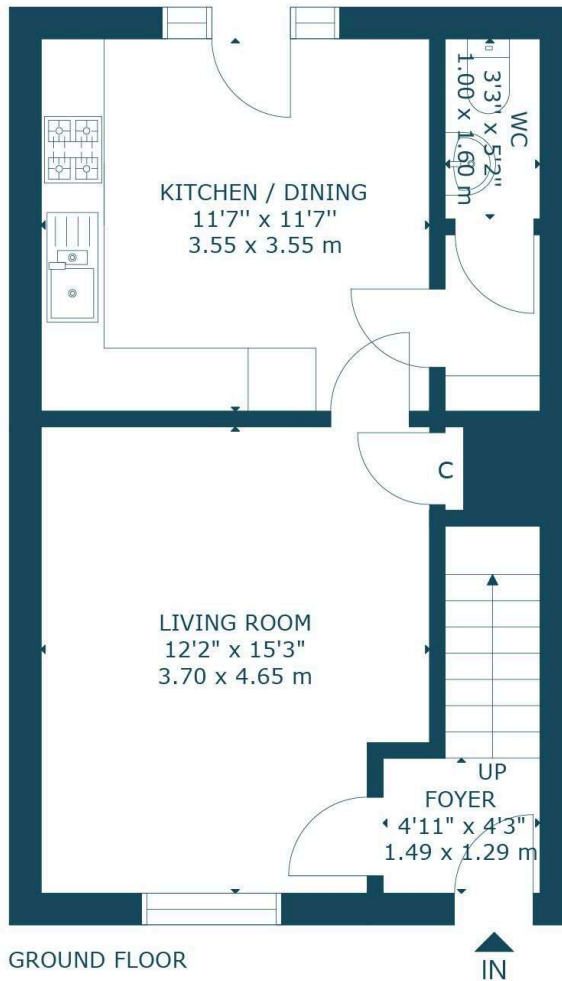
## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

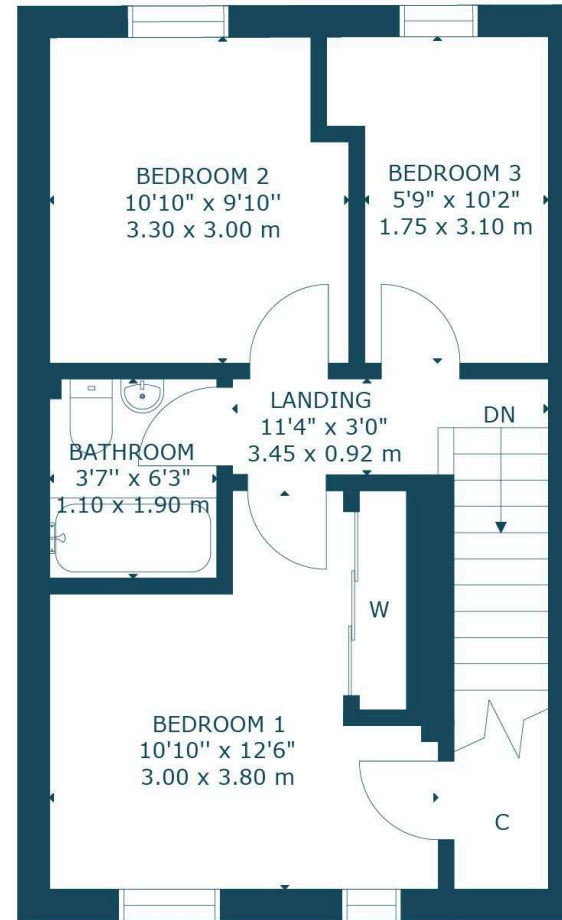
The factor is Ross and Liddel and the annual factoring costs are approximately £130.







GROUND FLOOR



FIRST FLOOR

53 PITHEAD HEIGHTS, PRESTONPANS, EH32 9FW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 882 SQ FT / 82 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.