



63 Pithead Heights
Prestonpans, EH32 9FW

A

"63 Pithead Heights is a beautifully presented, three bedroom mid terraced house with a private enclosed rear garden "

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN / DINING ROOM
- UTILITY ROOM & WC
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / STUDY
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- PRIVATE RESIDENTIAL PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Prestonpans is a historic and popular coastal town, situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. It is an extremely convenient 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 Lidl and Scotmid supermarkets, bars 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, sports facilities and indoor bowling at Meadowmill Sports Centre and a choice of golf courses. Prestonpans has its own railway station.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

DESCRIPTION

63 Pithead Heights is a beautifully presented, three bedroom mid terraced house located in a modern and family orientated residential development in Prestonpans.

The accommodation is offered in genuine move-in condition and comprises: welcoming entrance hall; bright and spacious living room with under stair storage cupboard; well-equipped kitchen / dining room with integrated gas hob and electric oven, and access to rear garden; utility room; WC; carpeted stair leading to upper landing; generous double bedroom 1 with storage cupboard; double bedroom 2; single bedroom 3 which could be utilised as a study and bathroom with mains operated shower over bath.

Further benefits include: gas central heating; double glazing; front garden with direct access to a children's play area; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band B

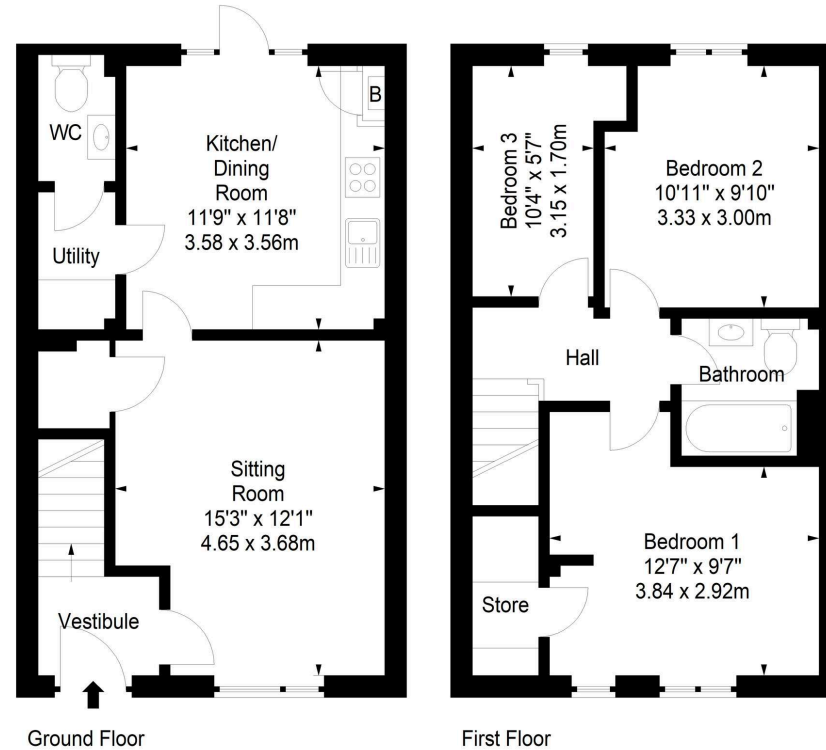
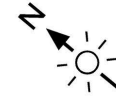
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**Pithead Heights,
 Prestonpans,
 East Lothian, EH32 9FW**



Approx. Gross Internal Area
 889 Sq Ft - 82.59 Sq M
 For identification only. Not to scale.
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