

24 Pithead Heights, Prestonpans, EH32 9FW



Description

Impressive 4/5 bedroom detached house 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 south-facing rear garden.

Features

- Welcoming hallway with storage and WC
- Spacious living room
- Large kitchen/dining room featuring French doors opening to the garden
- Utility room
- Generous master bedroom with two fitted wardrobes and ensuite shower room
- Three further double bedrooms
- Bedroom 5/study
- Principal bathroom consisting of white suite with shower
- Gas central heating and double glazing
- Garage and driveway

Extras

The curtains & blinds, fitted floor coverings, oven, hob, dishwasher and fridge/freezer are included.

Factor

The development is factored by Ross & Liddell for approx. £17.00 per month. This includes maintenance of communal grounds.

EPC Rating: B



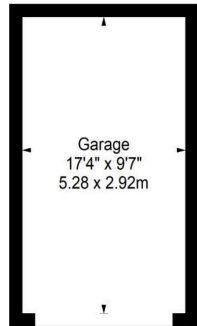
Location

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by countryside and beautiful beaches. The town is an extremely popular commuter base, having its own train station and 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.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





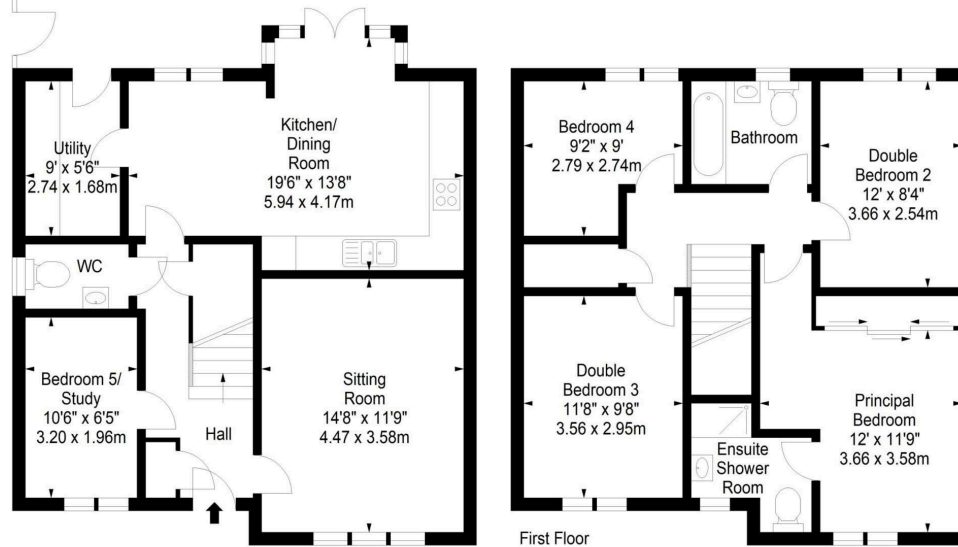
**Pithead Heights,
Prestonpans,
East Lothian, EH32 9FW**



Approx. Gross Internal Area
1301 Sq Ft - 120.86 Sq M

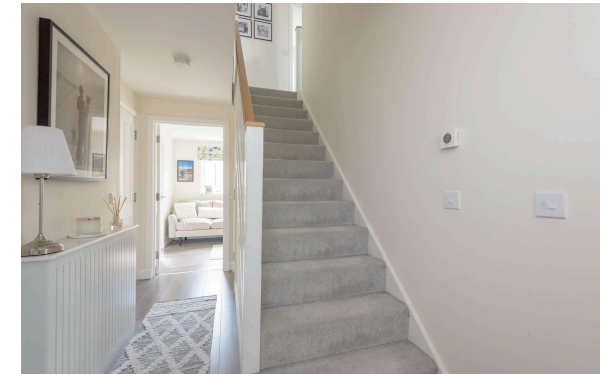
Garage
Approx. Gross Internal Area
164 Sq Ft - 15.24 Sq M

For identification only. Not to scale.
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Ground Floor

First Floor



**Connor
Malcolm**

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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

