



GARDEN STIRLING BURNET

5 PITHEAD HEIGHTS

PRESTONPANS, EAST LoTHIAN, EH32 9FW





This mid-terraced house forms part of a modern development in Prestonpans and offers three bedrooms, a spacious reception room, a kitchen, and a bathroom (plus a separate WC), all enhanced by attractive, modern styling. The house is accompanied by a southeast-facing garden and an allocated parking space.

The front door opens into an inviting hall (with built-in storage and a WC), where the tone for the accommodation is set with neutral décor and wood-styled flooring. On your right, you step into a kitchen, where modern white wall and base cabinets are accompanied by spacious worktops and integrated appliances including an oven, gas hob (with a splashback panel), and an extractor hood, whilst space is provided for a tall, freestanding fridge/freezer. Continuing along to the end of the hall, you reach a spacious reception area, spanning the entire width of the property and offering plenty of space for configurations of furniture catering for relaxation and dining.

FEATURES

- Mid-terraced house in Prestonpans
- Attractive, modern interiors
- Entrance hall with storage and WC
- Southeast-facing living/dining room
- Contemporary kitchen
- Two double bedrooms
- One single bedroom
- Bathroom with shower-over-bath
- Southeast-facing rear garden
- Allocated parking space
- Gas central heating and double glazing



Photograph virtually staged by Property Studios



On the first-floor, a landing leads to the property's three bedrooms and a bathroom. The largest bedroom has built-in storage and the smallest has an open storage area, with the latter also offering potential to be used as a home office, if desired. The attractive, partially tiled bathroom comprises a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the property is accompanied by a sunny, southeast-facing rear garden and it comes with an allocated parking space.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.





Photograph virtually staged by Property Studios



Prestonpans

Situated on the rugged East Lothian coast is Prestonpans – a thriving town that has seen considerable development in recent years. There are lovely shore walks, public parks, and open countryside to enjoy – ideal places to escape the hustle and bustle. With Prestonpans train station, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car via the A1. Prestonpans offers a good selection of amenities and shops, while nearby Fort Kinnaird Retail Park provides more extensive shopping outlets. The town is served by two primary schools and one secondary school, while Loretto School in Musselburgh offers private education at both primary and secondary level. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre – a sports centre with an Olympic-sized swimming pool, a sauna, a steam room, and a hydrotherapy pool, as well as a gym and a dance studio. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club are all on your doorstep too.





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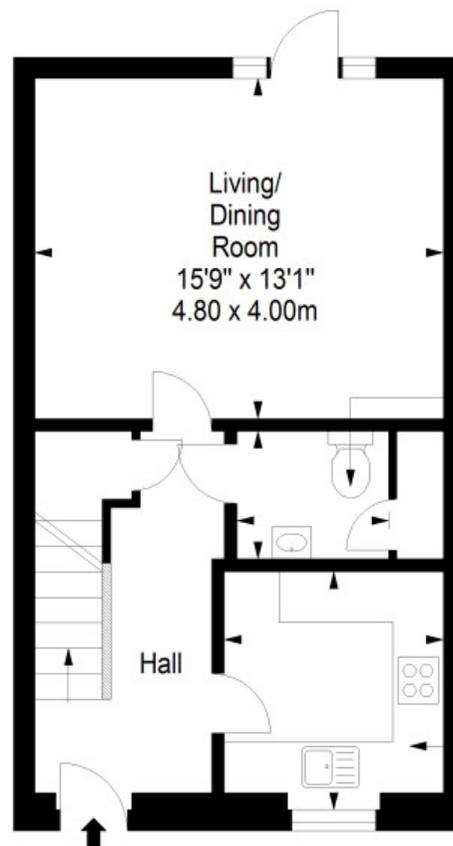
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

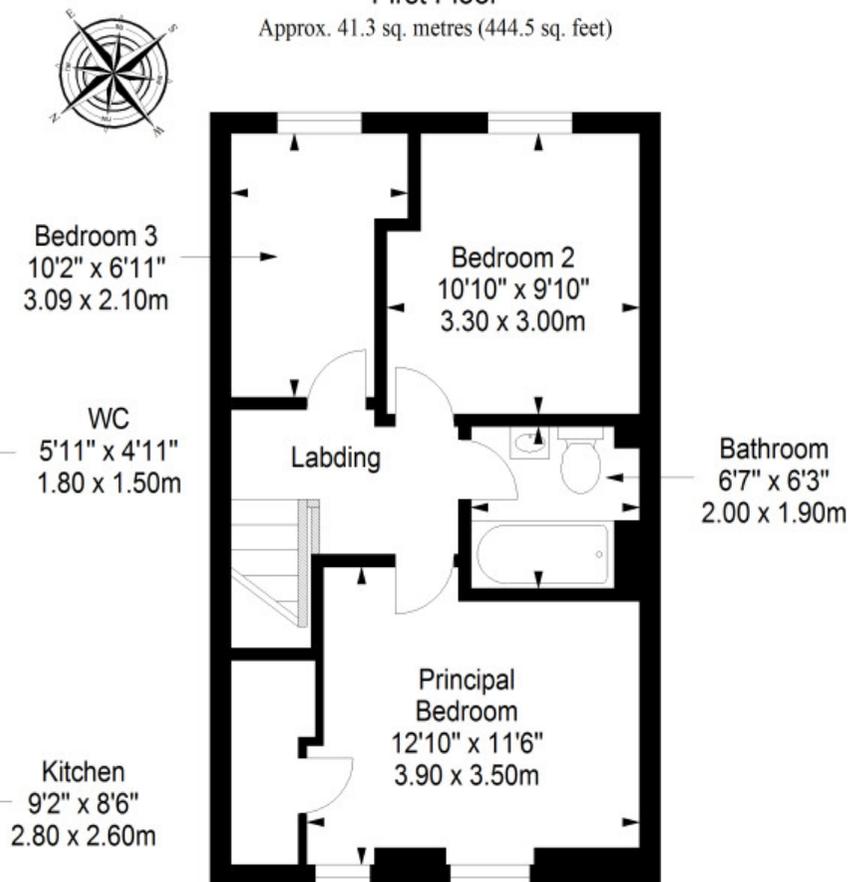
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 41.1 sq. metres (442.4 sq. feet)



First Floor
Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 82.4 sq. metres (886.9 sq. feet)