



12 Mallard Walk, Prestonpans, East Lothian, EH32 9GD

Beautifully Presented, Three-Bedroom, End-Terrace Home with Gardens

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Property Description

Beautifully presented, three-bedroom, end-terrace home, with triple aspect gardens and an allocated parking space. Set on an 'off-street' corner plot, located in a quiet and popular residential area of Prestonpans, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite, a family bathroom and a ground floor WC.

Finished throughout in contemporary decor, it features a stylish fitted kitchen, modern bathrooms, and dual-aspect public rooms. In addition, there is gas central heating, contemporary fittings, and good storage, including a loft and a sizable garden shed.

To the front and side is a lawn and path, whilst an enclosed main garden features a patio, a synthetic turf lawn and the store shed.

The development also offers additional unrestricted on-street parking and visitors' spaces, and well-maintained communal grounds, including a children's playground.

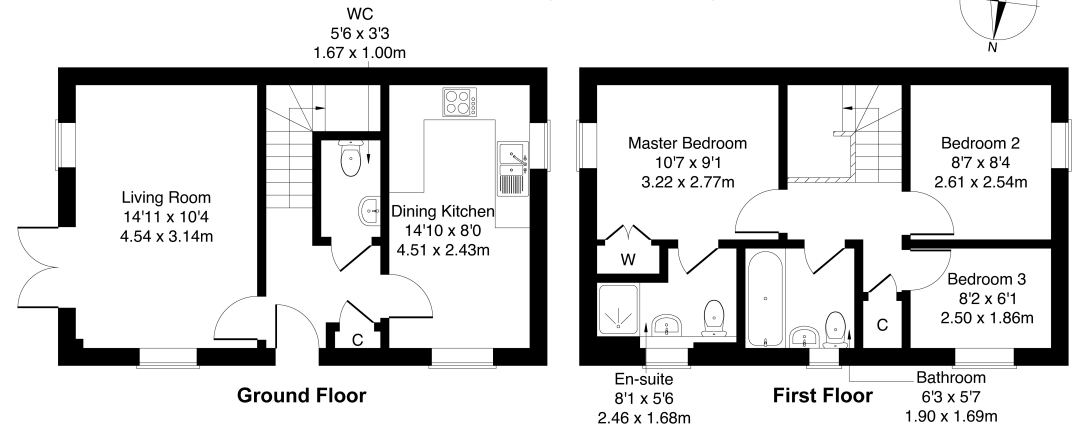
A welcoming entrance hallway leads into the bright and spacious dual-aspect living room, flooded with natural light and finished in neutral décor with attractive wood-effect flooring. Patio doors open directly onto the rear garden, creating an ideal space for both family living and entertaining. Positioned to the opposite side of the property, the generously proportioned kitchen offers ample space for dining and is fitted with a range of modern wall and base units complemented by stylish worktops and tiled splashbacks. The kitchen incorporates a sink with a drainer and a selection of appliances, including an oven, gas hob, washing machine, and fridge/freezer. A convenient ground-floor WC completes the accommodation on this level.

The upper floor hosts the master bedroom spanning the full length of the property. Beautifully presented with neutral décor and carpeted flooring, the room further benefits from a built-in wardrobe, wall-mounted TV point, and a contemporary en-suite shower room. Two additional well-proportioned bedrooms are located on the opposite side of the home, both finished with carpeted flooring and offering flexible accommodation for family living, guests, or home working. Completing the accommodation is the family bathroom, fitted with a modern three-piece suite and tiled splashback areas.



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Approximate Gross Internal Area: (764 sq ft - 71 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Prestonpans is a welcoming coastal town on the shores of the Firth of Forth, located around eight miles east of Edinburgh. The town offers a range of everyday amenities including local shops, convenience stores, a post office, supermarkets, cafés, and other essential services that cater well to residents. Prestonpans also benefits from a selection of leisure and cultural attractions such as the historic Prestongrange Museum, attractive coastal walks, nearby beaches, and

excellent golfing at the renowned Royal Musselburgh Golf Club. Further recreational opportunities, schooling, and shopping facilities can be found in the surrounding East Lothian towns. The area is well served by frequent bus services and regular rail links from Prestonpans Railway Station, making it a convenient location for commuters travelling to Edinburgh and other nearby centres.





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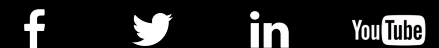
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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