





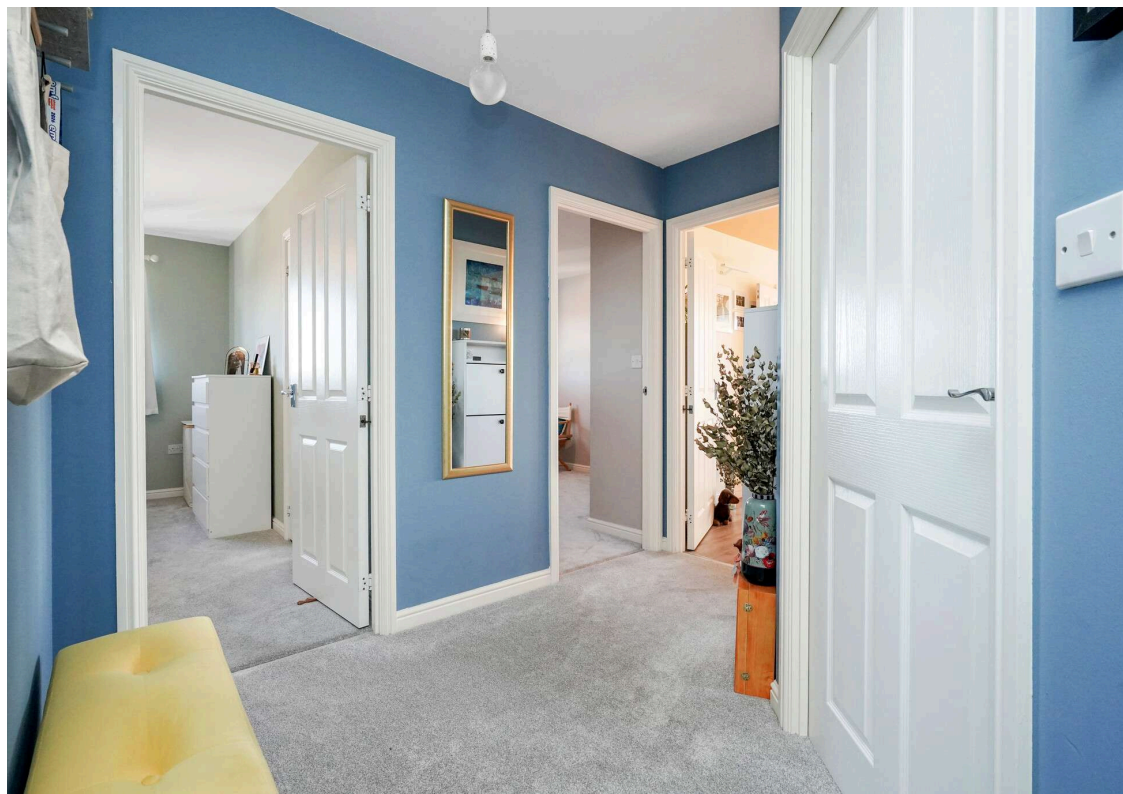
Welcome

Welcome to 15/8 Mallard Walk, a bright and spacious two-bedroom top floor flat, quietly positioned within a popular modern residential development in Prestonpans, East Lothian. Presented in excellent condition throughout, the property offers well-proportioned accommodation with a particularly generous living and dining room, enjoying an attractive open outlook over the surrounding green space and countryside beyond. Further benefits include a modern breakfasting kitchen, two double bedrooms with built-in wardrobes, a recently fitted en-suite shower room, gas central heating and double glazing. With well-maintained communal grounds, residents and visitor parking, and Prestonpans railway station within easy reach, the property is ideally suited to first-time buyers, professional couples and those looking to downsize.

- Popular modern residential development in Prestonpans
- Second floor (top) flat with secure communal entry system
- Welcoming entrance hallway with two useful storage cupboards
- Bright and spacious living and dining room with attractive bay window and open countryside views
- Well-equipped breakfasting kitchen with a range of wall and base units, integrated appliances and breakfast bar
- Generous main bedroom with built-in wardrobes and recently fitted en-suite shower room
- Modern en-suite featuring a walk-in shower, vanity storage and heated towel rail
- Second double bedroom with built-in wardrobes
- Family bathroom with three-piece white suite and shower attachment over the bath
- Gas central heating, double glazing and high-speed fibre broadband availability
- Well-maintained communal garden grounds with bin and bicycle storage
- Residents parking with additional visitor parking

This property is factored by Charles White, with an approximate monthly fee of £95.25 (£1,143 annually), which includes communal buildings insurance, stair cleaning, stair lighting and maintenance of the communal garden grounds. Further information on the factors can be found at www.charleswhite.co.uk. Please note, this information is correct at the time of publication and should always be confirmed at the point of offer.





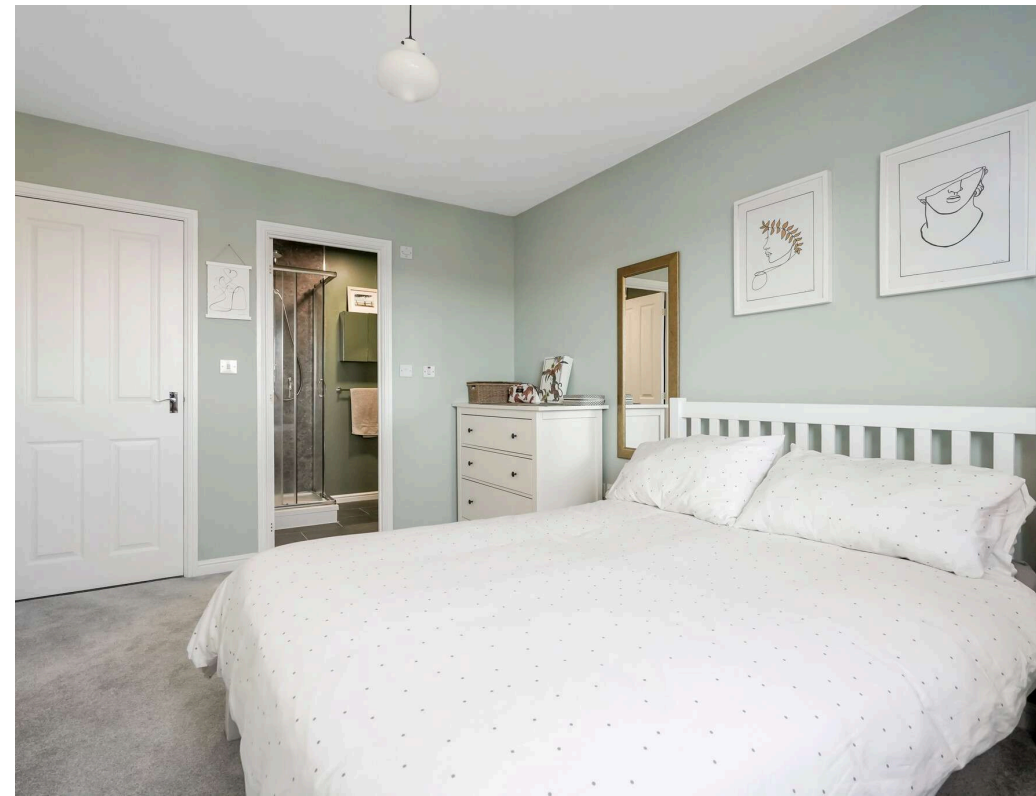


Prestonpans

Situated on the breath-taking East Lothian coast is Prestonpans, it links with neighbouring villages along the scenic east coast where many pleasant walks may be enjoyed. The town offers a good range of local shopping facilities as well as banking/post office services, a health centre and dental surgery. A range of leisure facilities in the vicinity include a golf course and the Mercat Gait Centre with gym, dance studio, and swimming pool. A more comprehensive range of shopping and recreational facilities are available only a short drive away in nearby Musselburgh. With a regular public transport service operating nearby, easy access to the A1 linking with major motorway networks/Edinburgh city by-pass and a local rail link makes this an ideal base for the commuter.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, and washing machine. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.





Get in touch

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Property Hub:

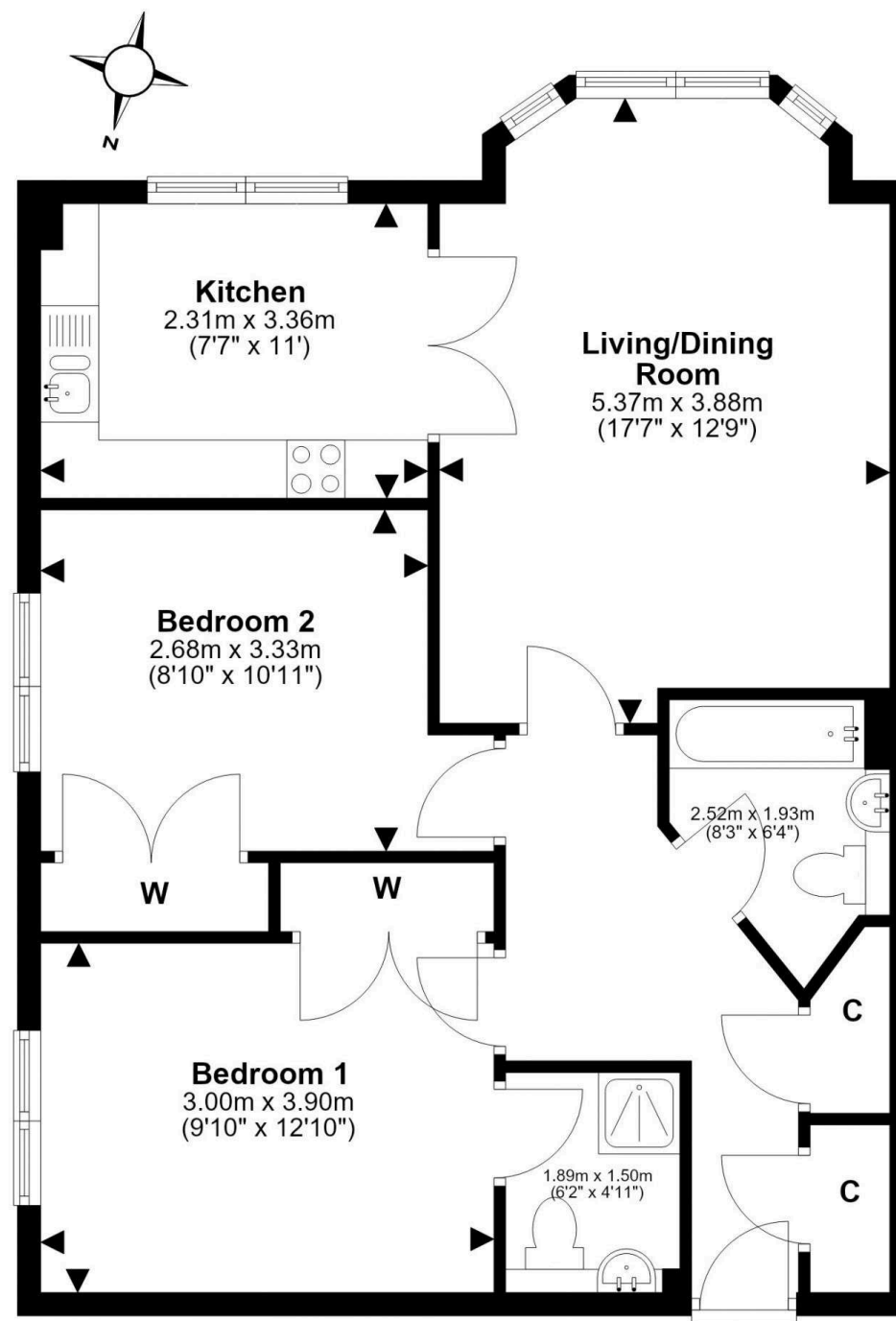
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.