



## 36 Mallard Walk, Prestonpans, East Lothian, EH32 9GD

Tastefully Presented & Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Tastefully presented and spacious, this flexible four-bedroom detached family home offers stylish, modern living with gardens, an integrated garage and a driveway. Set within a quiet and popular modern development in Prestonpans, East Lothian, the property is ideally suited to growing families seeking comfort and convenience.

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

Highlights include a fitted kitchen with a dinner/island and appliances, contemporary flooring and HIVE gas central heating. Additionally, there are modern bathrooms, CCTV, an alarm system, and ample storage, including the semi-converted garage.

Externally, the property benefits from a driveway, lawn, shrubbery, and an EV charging point to the front, while the enclosed rear garden includes a lawn, a storage shed, and patios. The development also offers additional unrestricted on-street parking, visitor spaces, and well-maintained communal grounds, including a children's playground.

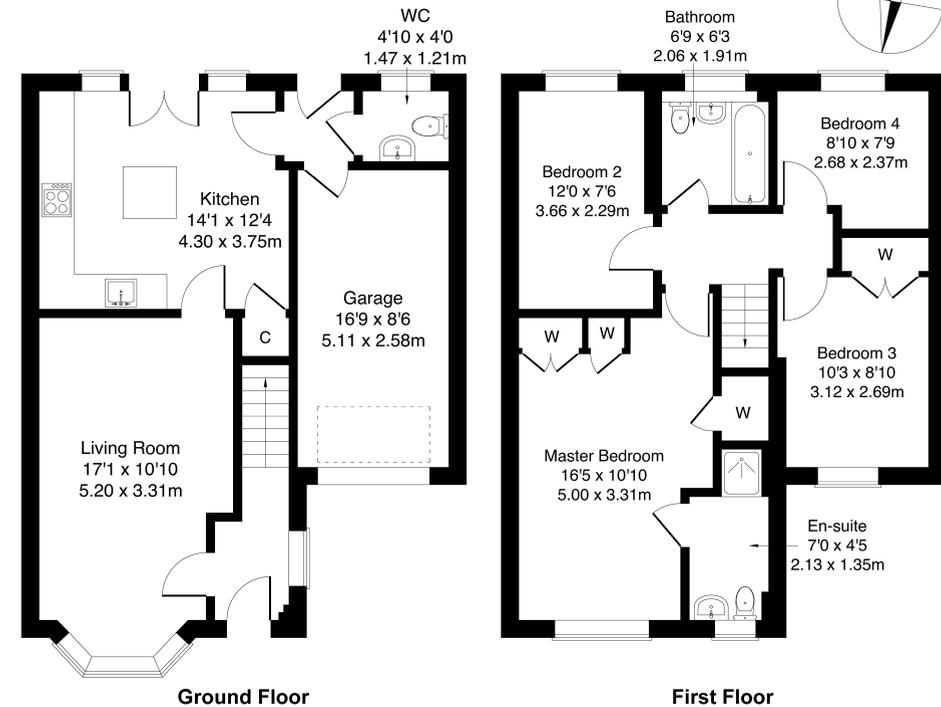
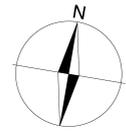
A welcoming entrance hall provides access to carpeted stairs leading to the upper landing, while attractive wood-effect flooring flows seamlessly into the bright, front-facing living room. Boasting a charming bay window with a sunny south-facing aspect, this inviting space is flooded with natural light throughout the day. Situated just off the living room, the impressive kitchen forms the heart of the home. Thoughtfully designed and finished with contemporary units, marble-effect worktops and matching splashbacks, it features a sink, an integrated dishwasher and washing machine, as well as a freestanding range cooker, and an American-style fridge/freezer. A central island with a breakfast bar provides additional workspace and ample dining. French patio doors open directly onto the rear garden, creating an ideal setting for indoor-outdoor living and entertaining. The kitchen also offers access to a convenient ground-floor WC, internal entry to the garage, and a further door to the garden.

Upstairs, the generous master bedroom enjoys a front-facing position and offers excellent space for freestanding furniture, complemented by three built-in wardrobes and a modern en-suite shower room. Three further flexible bedrooms are set to each aspect, with bedroom three benefiting from a built-in wardrobe. Completing the accommodation, the family bathroom comprises a three-piece suite with a shower over the bath and contemporary splash wall finishes.



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Approximate Gross Internal Area: (1227 sq ft - 114 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 delightful coastal town situated about 11 miles from Edinburgh, offering convenient local amenities such as a Co-op supermarket, Lidl, banking, a Post Office, a library, and a community sports centre in both Prestonpans and its neighbouring towns, Cockenzie and Port Seton. The area boasts miles of sandy East Lothian

beaches and several golf courses, with easy access to the A1 for quick commutes to Edinburgh city centre, the Borders, or northern England. Public transport is well-served, including Prestonpans railway station, and local schools are available in both Prestonpans and Cockenzie.





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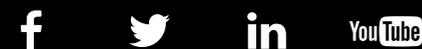
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