



Estate Agents and Solicitors

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

Immaculately Presented, Three-Bedroom, End-Terrace Home with Gardens & Allocated Parking Space

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Property Description

Immaculately presented, three-bedroom, end-terrace home, with generous gardens and an allocated parking space. Set on a corner plot, located in a quiet and popular residential area in a modern, factored development in Prestonpans, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, a master bedroom with an en-suite, two further bedrooms, a family bathroom and a ground-floor WC.

Highlights include a stylish fitted kitchen with appliances, modern bathrooms, and extensive contemporary flooring. In addition, there is gas central heating, double-glazing, spotlighting, and good storage provision including a loft.

Externally, the property benefits from a front and side lawn, whilst an enclosed main garden features professionally landscaped patios, a synthetic turf lawn and a store shed.

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

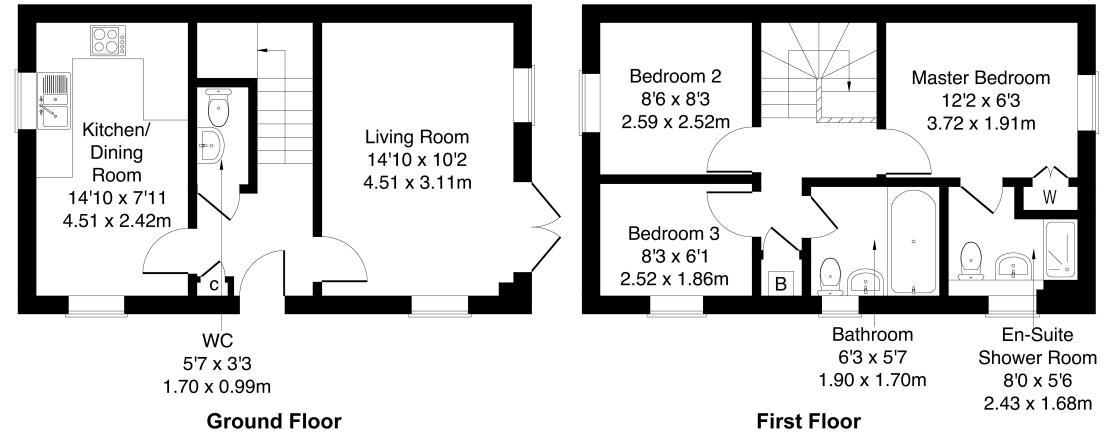
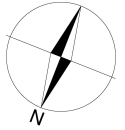
A welcoming entrance hall affords access to the carpeted stairs leading to the upper floor, and throughout the ground floor, including a convenient WC. With wood effect flooring continuing from the hall, a spacious living room enjoys a dual-aspect allowing plentiful natural light, light decor, a central light fitting, and patio doors leading to the garden. Set on the other side, a stylish kitchen has space for dining, whilst fitted modern units and worktops include a tiled surround, a sink with a drainer; an integrated gas hob, oven and dishwasher; and a freestanding washing machine and fridge/freezer.

On the upper floor, the master bedroom is set to the rear, with wood effect flooring, a wall-mount TV point, a built-in wardrobe, and an en-suite shower room. Set on the opposite side, there are two further well-presented bedrooms. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including wood effect flooring and a ladder-style radiator.



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Approximate Gross Internal Area: (786 sq ft - 73 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 charming coastal town located around 11 miles from Edinburgh. The town itself, and both neighbouring Cockenzie and Port Seton, offer good local shopping facilities including a Co-op supermarket and a Lidl store, along with the usual banking and Post Office services, a library, and a community sports centre. There are miles of sandy beaches in East Lothian, along with a

selection of golf courses. There is easy access to the A1, which offers swift commuting into Edinburgh city centre or to the east, with further connections to the Borders and to the north of England. Good public transport services are available within the area, including the Prestonpans railway station. Local schooling is also available in both Prestonpans and Cockenzie.





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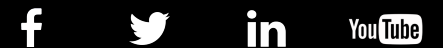
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