



## 15/3 Mallard Walk, Prestonpans, Edinburgh, EH32 9GD

Fixed Asking Price £185,000

- Modern ground floor flat
- Breakfasting sized kitchen
- Gas central heating and double glazing
- East lothian town of Prestonpans
- Two double bedrooms
- EER Band C
- Bay window lounge
- Residents parking

# 15/3 Mallard Walk, Edinburgh EH32 9GD

Beautifully presented modern ground floor flat with well-proportioned room sizes, forming part of an established development within the popular coastal town of Prestonpans. EER Band C.



Council Tax Band: C



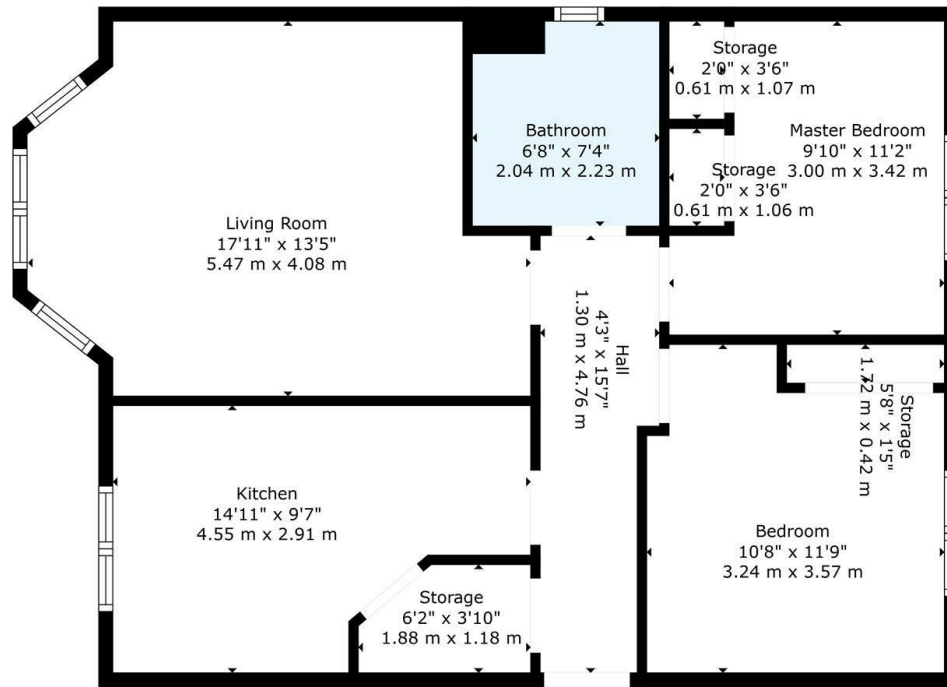
Close to excellent local amenities and commuting links, the accommodation would make an ideal purchase for the first time buyers, young professionals, or for downsizers given the ground floor position.

The accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage, bright and spacious bay-windowed lounge overlooking the front of the property, well-equipped modern breakfasting sized kitchen with integrated appliances and large pantry style cupboard, light and airy principal bedroom with fitted wardrobes (currently used as a dining room), second good sized double bedroom with fitted wardrobes and stylish bathroom with three-piece suite. Further benefits include gas central heating and double glazing. The property is surrounded by well maintained communal garden grounds and ample residents' parking is available to the rear. There is also a convenient brick built bike store and bin shelter to the rear of the flat.

Prestonpans is situated on the southern shore of the Firth of Forth, nine miles east of Edinburgh's city centre. Neighbouring Musselburgh is a thriving town with a wide range of shops, several supermarkets including a large Tesco, a choice of banks and many other amenities. The quality and beauty of the East Lothian countryside is renowned and is ideal for walking and exploring. Leisure is well catered for, and the facilities are varied and many and include the historic Musselburgh racecourse, a choice of golf courses including Royal Musselburgh, theatre, sailing, swimming pool/sports centre and a modern private gym. There are both frequent bus and train services to Edinburgh and the A1 provides access to the City Bypass, major motorway connections and Edinburgh International Airport.







**TOTAL: 672 sq. ft, 62 m<sup>2</sup>**  
**FLOOR 1: 672 sq. ft, 62 m<sup>2</sup>**  
**EXCLUDED AREAS: STORAGE: 43 sq. ft, 5 m<sup>2</sup>**  
**WALLS: 56 sq. ft, 5 m<sup>2</sup>**

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



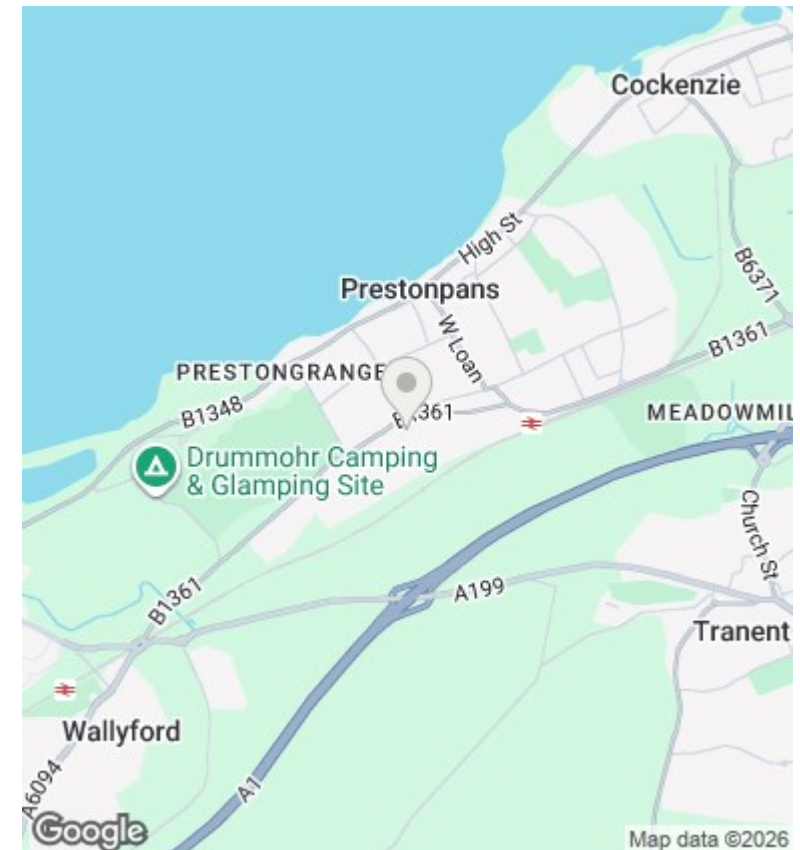
## Directions

## Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

## Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		