



15/7 Mallard Walk
PRESTONPANS | EH32 9GD


warners
solicitors & estate agents



15/7 Mallard Walk

PRESTONPANS | EH32 9GD

Well presented second floor flat with stunning views of the Pentlands located in a quiet modern development, in the popular town of Prestonpans approximately 11 miles from Edinburgh city centre and close to excellent local amenities and on the sought after train line. This bright and well-proportioned property offers comfortable and well-planned accommodation in good condition with great storage throughout.

The spacious living room is particularly attractive and complemented by the Bay window that fills the property with natural light and with stunning views over the Pentlands and Firth alike. The fitted kitchen currently has a gas hob, oven and fan, dishwasher, fridge/freezer and boiler cupboard. There are two well-proportioned bedrooms both with built in wardrobes and the master bedroom with a juliet balcony and an ensuite shower room. Completing the accommodation is the bathroom with bath, wc and a heated towel rail. The property also benefits from secure entry, gas central heating, a shared garden, residents car park, as well as bike and bin storage. This superb property located in an excellent, sought-after location will appeal to a range of buyers, so early viewing is highly recommended.

- Bright and spacious living room with stunning views
- Fitted Kitchen
- Two well-proportioned bedrooms, one with an ensuite
- Excellent storage including Attic
- Bathroom
- Shared garden
- Residents parking
- Gas central heating and double glazing

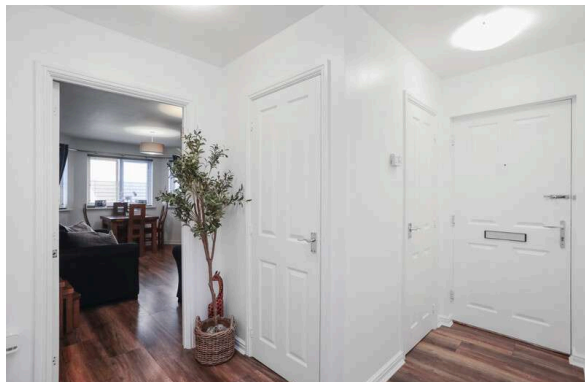
Factor fee is approx. £76 per month., covering cleaning, gardening in communal areas and buildings insurance. EPC Rating B

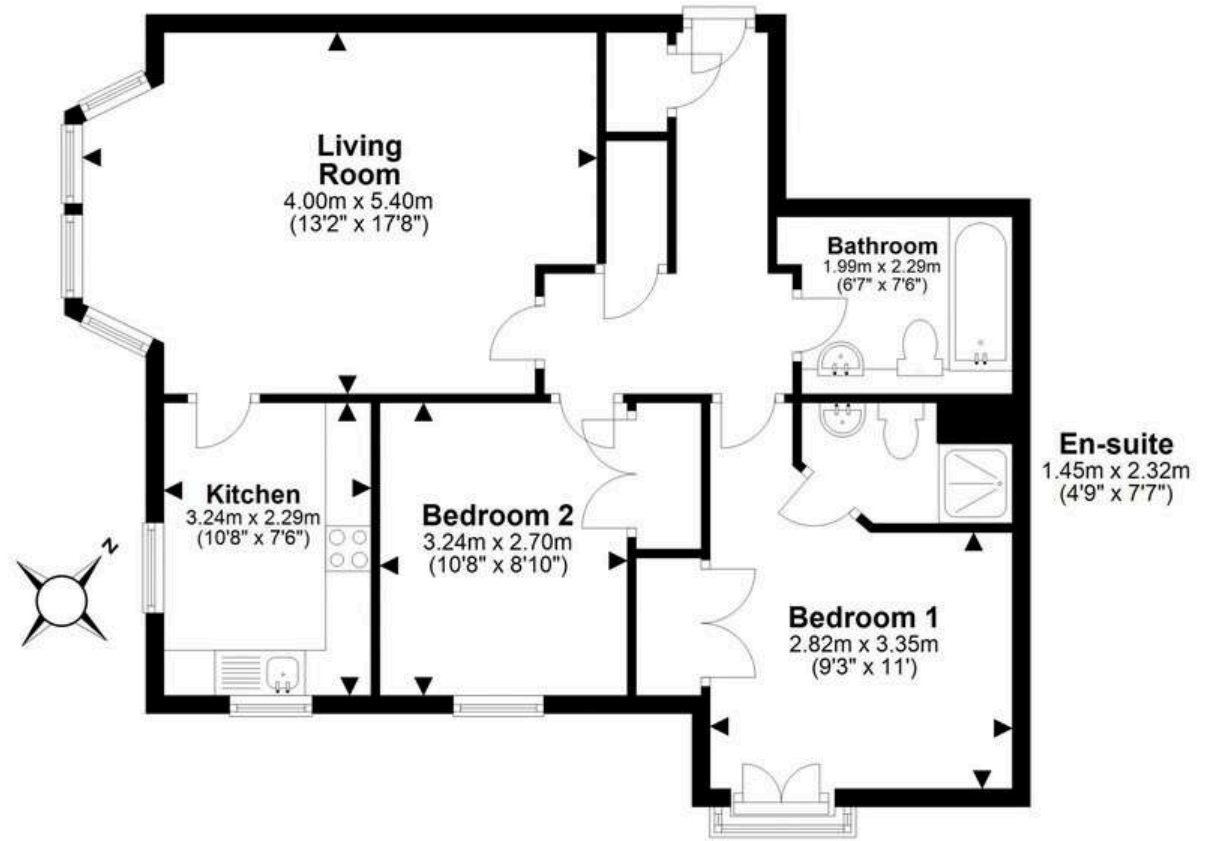
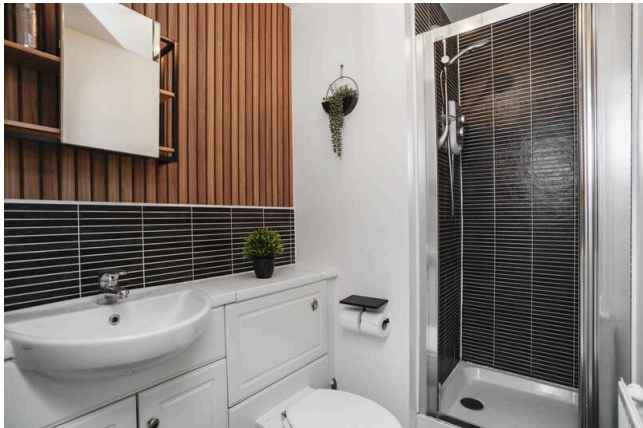
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds, curtains poles, curtains in primary bedroom, bathroom cabinet and integrated kitchen appliances will be included in the sale.

The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town, throughout East Lothian and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Prestonpans has its own railway station.





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