



**16 Mallard Walk**  
Prestonpans, EH32 9GD

**A**

# *"16 Mallard Walk is an Immaculately-presented, modern three-bedroom, end-terrace house"*

- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- RESIDENTS PARKING





### LOCATION

Prestonpans is a historic and popular coastal town, situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. It is an extremely convenient commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass. There are a number of local shops including Lidl and Scotmid supermarkets, bars and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park, which offers a selection of High Street shops and superstores. A variety of leisure facilities are available in the area including Prestonpans swimming pool, sports facilities including football, rugby, cricket and hockey with indoor bowling at Meadowmill Sports Centre and a choice of golf courses. Prestonpans has its own railway station.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



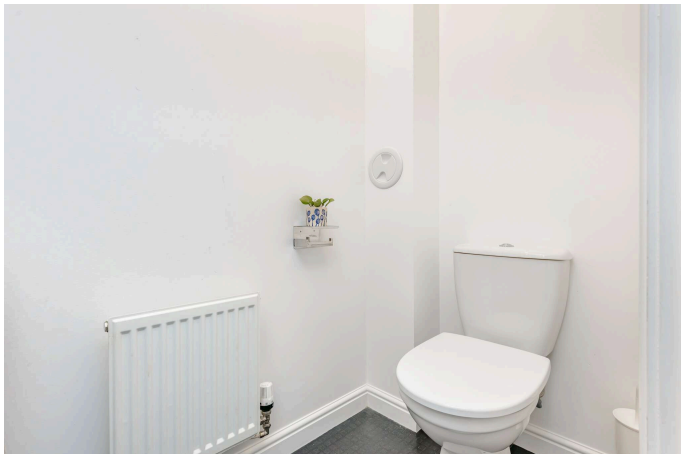
### DESCRIPTION

16 Mallard Walk is an Immaculately-presented, modern three-bedroom, end-terrace house with private front and rear gardens, and an allocated parking space, located in a quiet and factored residential development in Prestonpans. The accommodation comprises: entrance hallway giving access throughout the ground floor including a cloakroom with two piece suite, and the stairway to the first floor, living/dining room set to the rear with French patio doors to the enclosed rear garden and featuring wood-effect laminate flooring; stylish fitted kitchen to the front and includes integrated fridge/freezer, oven, gas hob and canopy; master bedroom with a built-in wardrobe and en-suite shower room; second double bedroom and a single bedroom overlooking the rear; bright family bathroom is set to the front and fitted with a three piece suite. Further benefits include gas central heating, double glazed windows, loft space and a fully enclosed rear garden with patio area.

### EPC RATING

The energy efficiency rating for this property is band C

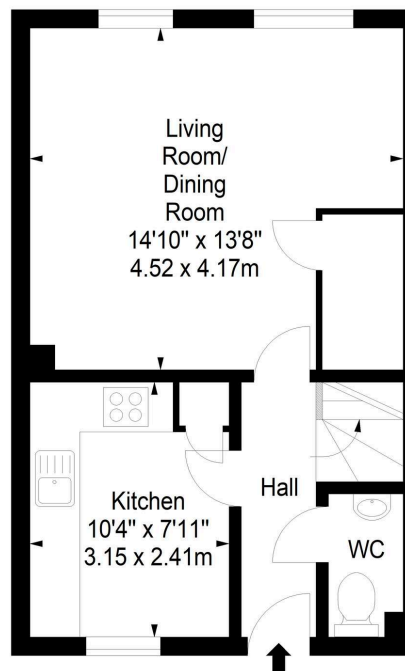
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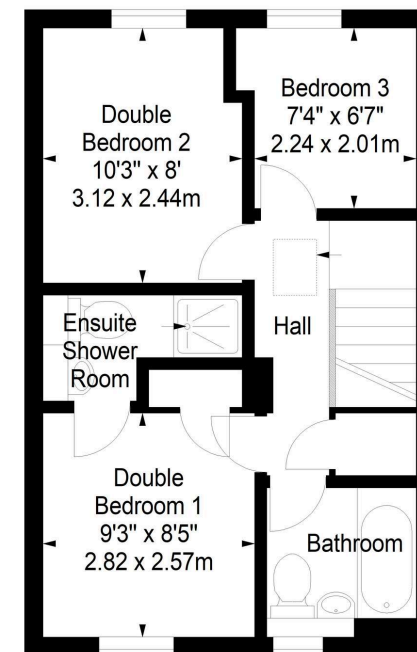
Mallard Walk,  
Prestonpans,  
East Lothian, EH32 9GD



Approx. Gross Internal Area  
735 Sq Ft - 68.28 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



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