



GARDEN STIRLING BURNET

12 MALLARD WALK, PRESTONPANS
EAST LOTHIAN, EH32 9GD



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Benefiting from enclosed, neatly kept gardens, allocated parking, and lovely leafy surroundings, this attractive three-bedroom end-terrace family home enjoys a peaceful residential setting in the popular coastal town of Prestonpans, within walking distance of the high street, local schools, and the seafront. Positioned within easy reach of the A1 and close to the train station, the property also offers swift commuting to Edinburgh and beyond. The bright, well-presented interiors feature a crisp minimalist finish and the everyday convenience of multiple bath and shower rooms.

The entrance hall includes storage and a handy WC. On either side are the living room and dining kitchen, both extending the full depth of the home and enjoying excellent natural light through dual-aspect windows. The living room features contemporary oak-inspired flooring and French doors opening onto the rear garden, while the dining kitchen is fitted with gloss-black cabinets, generous workspace with task lighting, and a striking tiled splashback. A seated dining area creates a sociable setting for everyday meals and entertaining. Integrated appliances include a dishwasher, oven, and gas hob, alongside a freestanding washing machine and tall fridge freezer.

FEATURES

- Peaceful leafy setting in coastal Prestonpans
- Walking distance to rail links, schools, and the seafront
- Modern end-terrace home with bright interiors
- Entrance hall with storage and guest WC
- Living room with French doors to the garden
- Stylish dining kitchen – well-equipped with appliances
- Principal bedroom with storage and en-suite shower room
- Two further bedrooms (a double and a single)
- Bright family bathroom with bath
- Enclosed front and rear gardens with lawn, deck, and shed
- Convenient allocated parking
- Gas central heating and double glazing





Upstairs, the three bedrooms branch off a landing with storage. The stairs, landing, and bedrooms are carpeted for comfort. The principal bedroom is accompanied by a built-in wardrobe and a bright en-suite shower room with a black-tiled enclosure, while the family bathroom is naturally lit and features a bath framed by chic mosaic tiling. Gas central heating and double glazing ensure year-round comfort and efficiency.

Enclosed by fencing and a sandstone boundary wall, the rear garden provides a sheltered space for relaxing and entertaining, complete with a lawn, decked seating area, and shed. A small gated front garden and convenient allocated parking complete the home. Extras: All fitted flooring, window coverings, light fixtures, and appliances are included in the sale, with the exception of the tumble dryer, which may be available by separate negotiation. Factor: The factor is managed by Charles White Ltd at an approximate monthly cost of £23 per month.







Prestonpans, East Lothian

Prestonpans, with its thriving community spirit, offers lovely shore walks, open parks, and countryside, all within a 20-minute commute (either by train or car) to the heart of Edinburgh city centre. The town has a good selection of amenities, including convenience stores, supermarkets, a bistro, a café, take-aways, pubs (one with award-winning food), bakers, a library, a Post Office, a pharmacy, optometrist, vets, florist, gift shops, hair and beauty salons, and a community centre. For more extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores and restaurants. The town has two primary schools and the comprehensive Preston Lodge High School. Fitness and outdoor pursuits can be found at the Mercat Gait Centre, the Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club, all on your doorstep.





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

