




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

15/9 Mallard Walk

PRESTONPANS, EAST LOTHIAN, EH32 9GD

AREA – PRESTONPANS

Prestonpans is a small town situated in the county of East Lothian on the coast of the Firth of Forth.

Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the A1. The journey into Edinburgh will take approximately twenty minutes by car and there is, of course, an excellent bus service every thirty minutes (every fifteen mins approximately during rush hour). There is also a good train service direct to the Waverley Station from Prestonpans, a journey which will take about twelve minutes.

Prestonpans offers a wide range of shops and facilities, including a supermarket which will provide every possible daily requirement, as well as cash points and a health centre. In addition, there are the local nursery, primary and secondary schools all in close proximity.





15/9 MALLARD WALK

McEwan Fraser Legal is delighted to present this well-presented two double bedroom top floor flat to the market.

The apartment has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary, neutral theme.

The apartment is entered via a welcoming hall which provides access to all rooms and includes integrated storage and space. From the hallway,

you find a fantastic open plan kitchen dining room. Bright, spacious and contemporary, the lounge is an excellent space with plenty of scope for different configurations. The kitchen comprises a generous range of base and wall mounted units with a cream gloss finish and contrasting work surfaces. Gas hob, electric oven, cooker hood and fridge freezer are integrated. The washing machine is freestanding.

There are two ample double bedrooms. The master bedroom is a particularly generous double with

integrated wardrobe and a contemporary en-suite shower room. The second bedroom is also a well-proportioned double with an integrated wardrobe. Internal accommodation is completed by a spacious family bathroom which boasts a three-piece suite and fully tiled.

This property also benefits from full double-glazing, central heating and private parking while the wider development also provides a communal children's play area, maintained grounds, secured entry system, and a shared bike store.



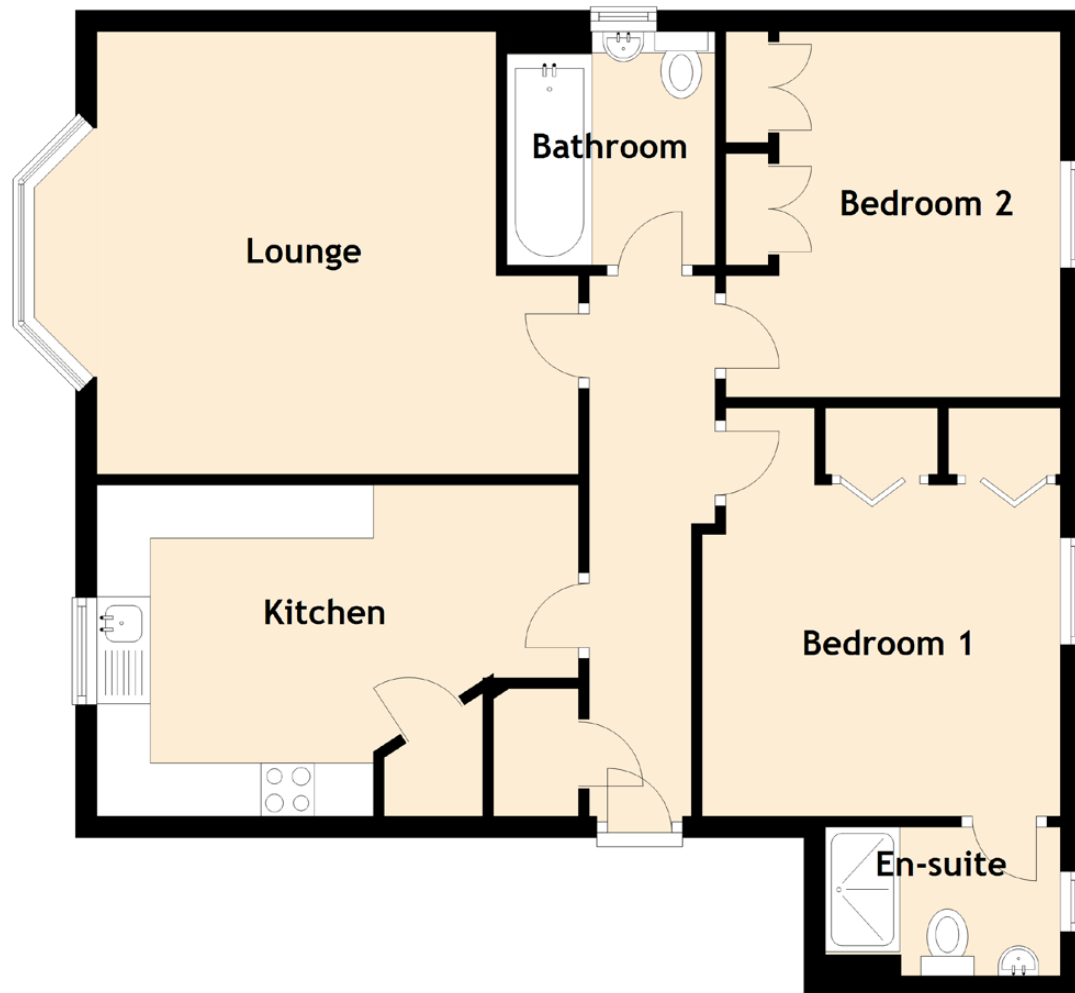




“... WELL-PRESENTED
TWO DOUBLE BEDROOM
TOP FLOOR FLAT ...”



SPECIFICATIONS & DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.51m (14'10") x 4.14m (13'7")
Kitchen	4.51m (14'10") x 3.10m (10'2")
Bedroom 1	3.82m (12'6") x 3.35m (11')
En-suite	2.20m (7'3") x 1.39m (4'7")
Bedroom 2	3.42m (11'3") x 3.13m (10'3")
Bathroom	2.18m (7'2") x 1.95m (6'5")

Gross internal floor area (m²): 50m²

EPC Rating: B

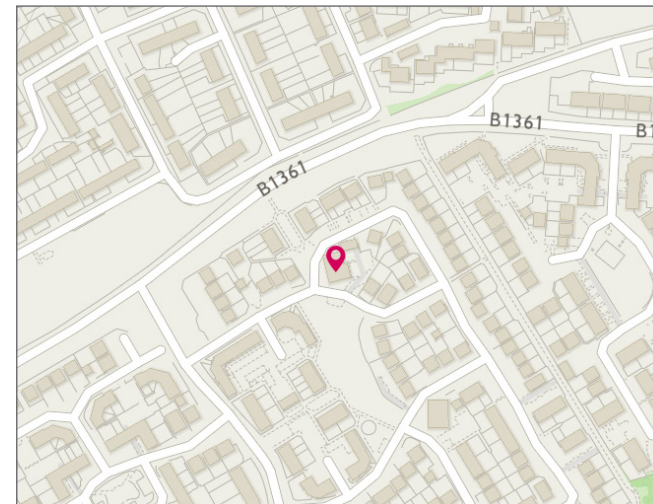


Image credit: <https://www.outlooksurvey.co.uk/compare/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer