



# 9 Cameron Way

Prestonpans, Edinburgh, EH32 9FH





## Property Summary

Set in the sought-after coastal town of Prestonpans, this appealing semi-detached house offers contemporary interiors, generous family accommodation, and exceptional outdoor living. The well-kept private garden features decked seating areas, a lawn, and a drying area, while a detached garden room and separate games room provide fantastic flexible space for working from home, hobbies, entertaining, or a home gym. Inside, 9 Cameron Way comes with a living room with a fireplace, a kitchen, and a bright triple-aspect conservatory with French doors opening to the garden. Three well-proportioned bedrooms all benefit from fitted wardrobes, including a principal bedroom with an en-suite, and a family bathroom, making this an ideal home for families, professionals, and those seeking extra versatile living space.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

## Property Features

- Semi-detached house in Prestonpans
- Sought-after coastal location
- Stylish modern interiors
- Entrance hall with storage and WC
- Spacious living room with fireplace
- Kitchen with fitted units
- French-doored triple-aspect conservatory
- Main bedroom with en-suite and wardrobe
- Two more bedrooms with wardrobes
- Four-piece family bathroom
- Private garden with seating, lawned and drying areas
- External garden room and games room
- Private drive & garage parking
- Gas central heating and double glazing
- EPC Rating - C









Spacious living room, a  
kitchen with fitted units  
and a French-doored  
triple-aspect conservatory











Main bedroom with en-suite,  
two more bedrooms and an  
external garden room and  
games room









# Floorplan



**Approximate total area<sup>(1)</sup>**

121.7 m<sup>2</sup>  
1298 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## All Enquiries to our Property Department:

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**IMPORTANT:** The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106

