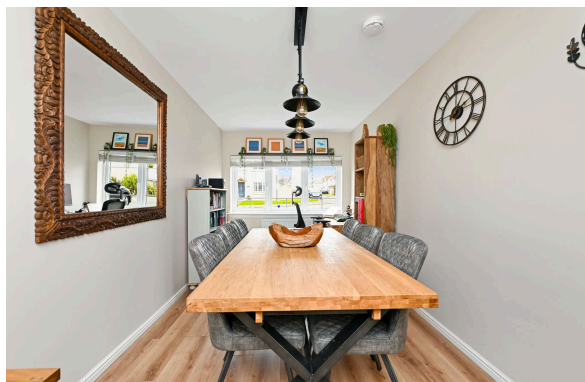
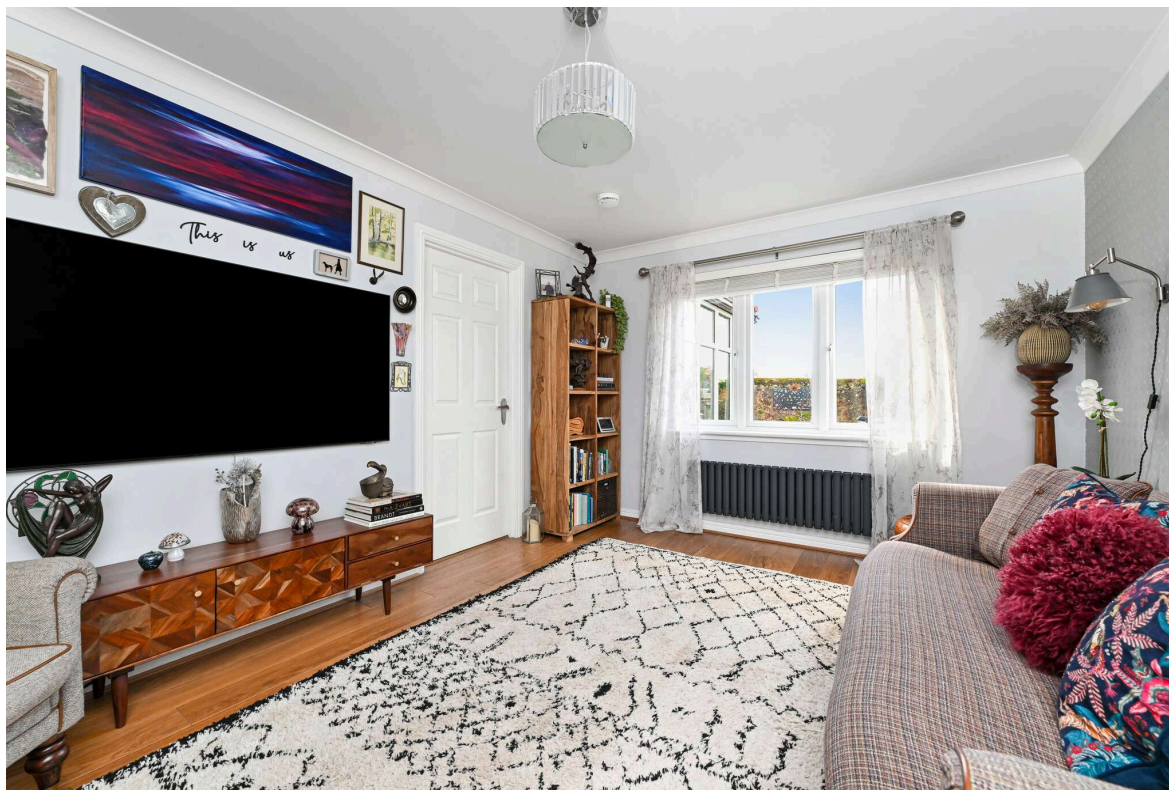




16 Cameron Way
PRESTONPANS | EH32 9FH


warners
solicitors & estate agents



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Stunning semi detached villa showcasing a stylish and spacious interior, a sunny south-west facing garden and drive with EV charger. The property occupies a peaceful cul-de-sac position close to the local park and within easy reach of the town's amenities and transport links.

Viewing is highly recommended to appreciate this true walk-in condition property, offering lots of space for a family to spread out. Public rooms include a living room and conservatory both overlooking the rear garden, and a handy multi purpose room ideal for formal dining, working from home or children playing. The three bedrooms upstairs are all doubles, two with built-in wardrobe space. The main bedroom has the benefit of an en-suite facility, the family bathroom features a bath and shower cubicle and there's a WC lying off the entrance hall downstairs. The south-west facing aspect to the lovely rear garden ensures plenty of sunshine and is perfect for outdoor relaxation.

- Living room
- Dining room/Study/Play room
- Conservatory
- Attractively fitted kitchen
- Entrance hall
- Downstairs WC facility
- Principal double bedroom with en-suite shower-room
- Two further double bedrooms
- Family bath/shower-room
- Gas central heating and double glazing
- Great storage space including ladder access to part floored loft
- Private gardens
- Driveway/EV charger

Council Tax Band: E Energy Rating: C
Factoring fee are payable to Greenbelt Group approximately £248 per year.

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



All fittings, fixtures, blinds, hob, oven, washer/dryer, dishwasher, American style fridge/freezer and garden chest are included in the sale of the property.

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 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 taking you into the City in around 14 minutes.



