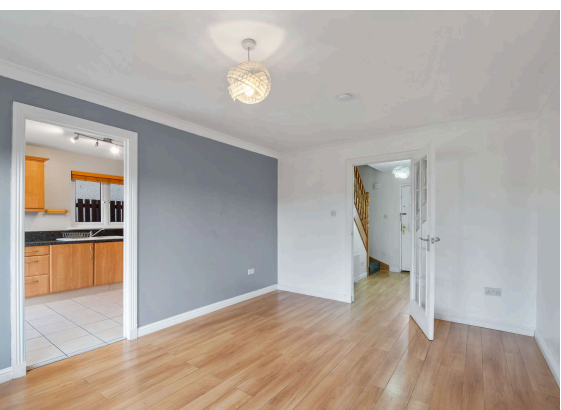
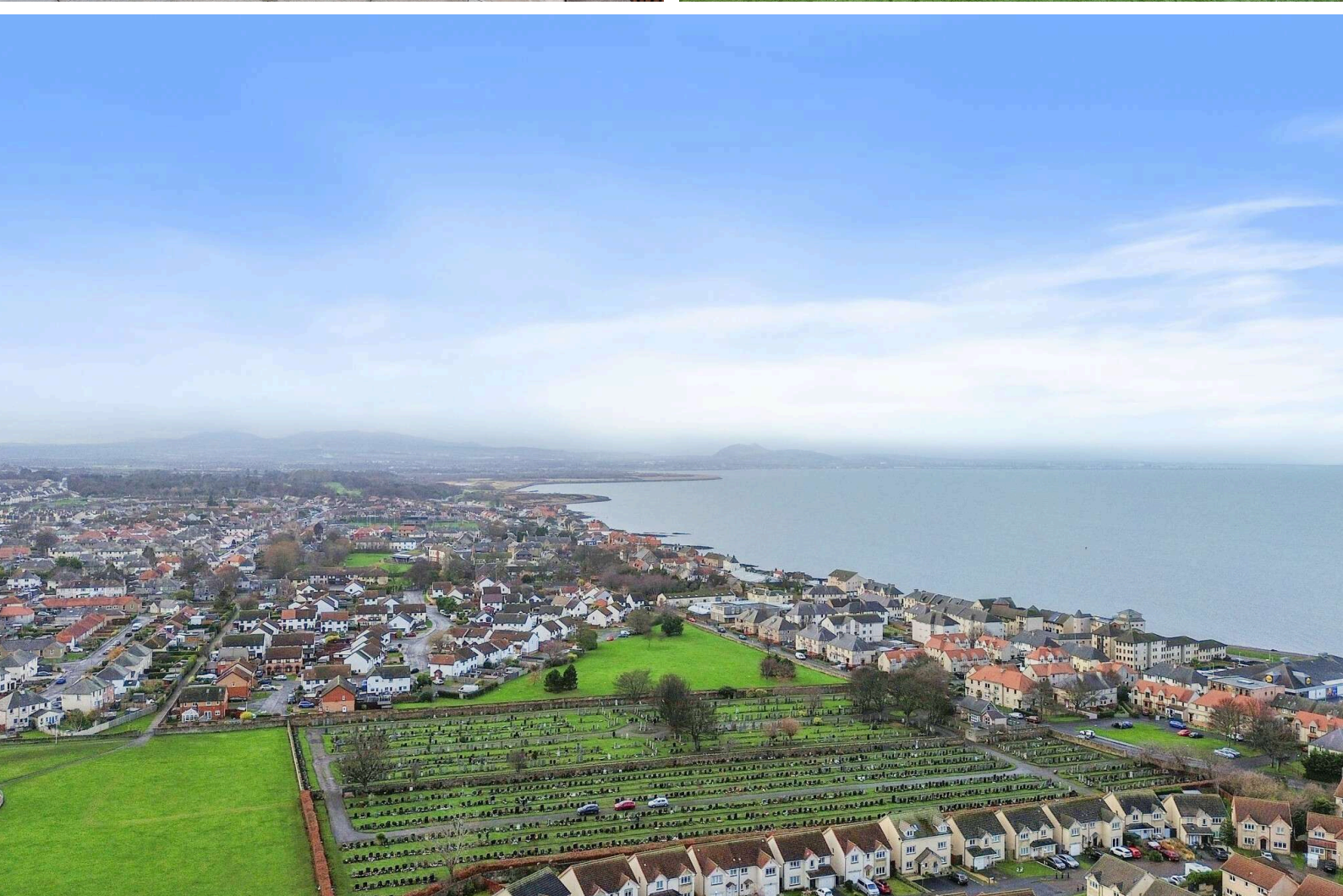




42 Cameron Way
Prestonpans, EH32 9FH

- Ideal Family Home available with no upper chain
- Fully enclosed child safe rear garden
- Driveway with off road parking for two vehicles
- EPC: C
- Council tax band: E



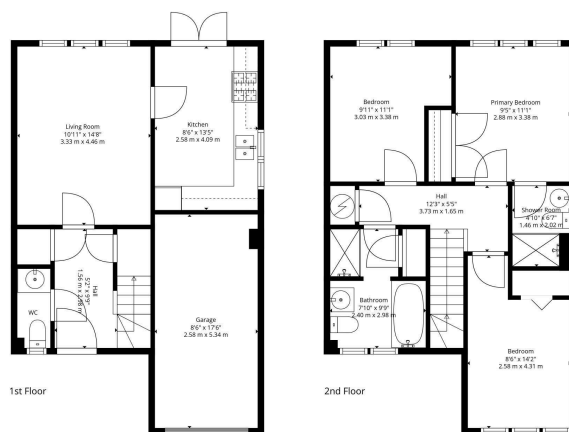


42 Cameron Way is an attractive three-bedroom semi-detached villa, offering an ideal home for growing families and a range of buyers. The property provides modern living and is presented in neutral decorative order throughout. Further benefits include full gas central heating, double glazing, an integral garage, and a low-maintenance rear garden, all contributing to a comfortable and practical living environment. A particular highlight of the home is the fully enclosed, child-safe rear garden, which has been tastefully landscaped and provides an excellent space for relaxing and entertaining.

The accommodation comprises: welcoming entrance hall with under-stair storage cupboard and WC; a bright south-west-facing living/dining room; and a fitted kitchen with wall and base units and a range of modern appliances, including a dishwasher, gas hob, oven, extractor hood, and washing machine. French doors from the kitchen open directly onto the rear garden. A carpeted staircase leads to the upper level, where the principal bedroom benefits from fitted wardrobes, a rear-facing window, and an en-suite shower room with a three-piece suite and mains-fed shower. There are two further bedrooms, one overlooking the rear garden and the other to the front, along with a family bathroom fitted with a three-piece white suite and shower over the bath, complemented by tasteful tiling.

Externally, the property benefits from a driveway to the front providing off-road parking for two vehicles.

Location: The historic East Lothian seaside town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is ideally located for commuters as it is only three miles beyond Musselburgh and close to the A1 which provides efficient links to the City Bypass and the city centre. The town has its own railway station which gives access to central Edinburgh in around fifteen minutes. There is a thriving local community as well as a good selection of local amenities which include a number of shops, a supermarket, banks and good schools at both primary and secondary levels. A wider range of amenities can be found only a short distance away at Fort Kinnaird Retail Park, Newcraighall, which offers a selection of "High Street" shops and superstores. East Lothian is highly regarded for its excellent golf courses and lovely sandy beaches all of which are within easy reach. The town also benefits from having a variety of leisure facilities which include a swimming pool. A regular public transport service also operates to and from the city centre and to surrounding areas.



TOTAL: 935 sq. ft. 87 m²
 1st floor: 390 sq. ft. 36 m², 2nd floor: 545 sq. ft. 51 m²
 EXCLUDED AREAS: GARAGE: 148 sq. ft. 14 m², WALLS: 97 sq. ft. 8 m²
Measurements Expressed Highly Probable But Not Guaranteed



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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