



GILSONGRAY
LAW • PROPERTY • FINANCE

74 CAMERON WAY,
Prestonpans, East Lothian, EH32 9FH



This executive four-bedroom detached house forms part of a popular modern development in Prestonpans, located within easy reach of amenities, transport links, schools, and the local beach. The south-facing family home provides well-presented accommodation which is bright and spacious, and it features a modern dining kitchen, a family bathroom, two en-suites, and a WC. Furthermore, it has private parking for three cars and it is flanked by neatly-maintained gardens, including a fully-enclosed rear garden that has a lawn, a summerhouse, and a generous decked area for summer dining.

Extras: an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Modern detached house
- In the coastal town of Prestonpans
- Entrance hall with storage
- South-facing living room
- Spacious dining kitchen
- Utility room and a WC
- Three airy double bedrooms
- Versatile single bedroom
- Two en-suite shower rooms
- Family bathroom with overhead shower
- Landscaped front and rear gardens
- Large and versatile summerhouse
- Double driveway and integrated garage
- Solar-panelled roof
- EPC Rating C
- Council Tax Band F







"AN EXECUTIVE DETACHED
HOUSE NEAR THE COAST,
OFFERING FOUR BEDROOMS
SERVED BY TWO EN-SUITES,
A FAMILY BATHROOM, AND A
WC"





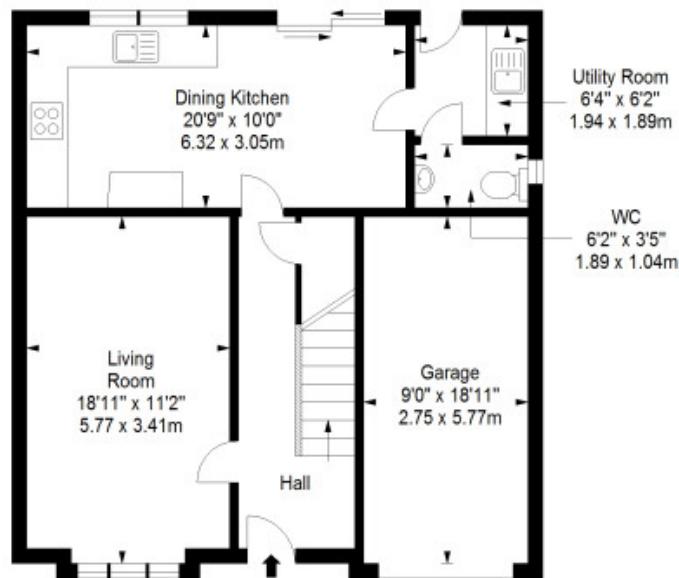
EPC RATING: C

COUNCIL TAX BAND: F

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

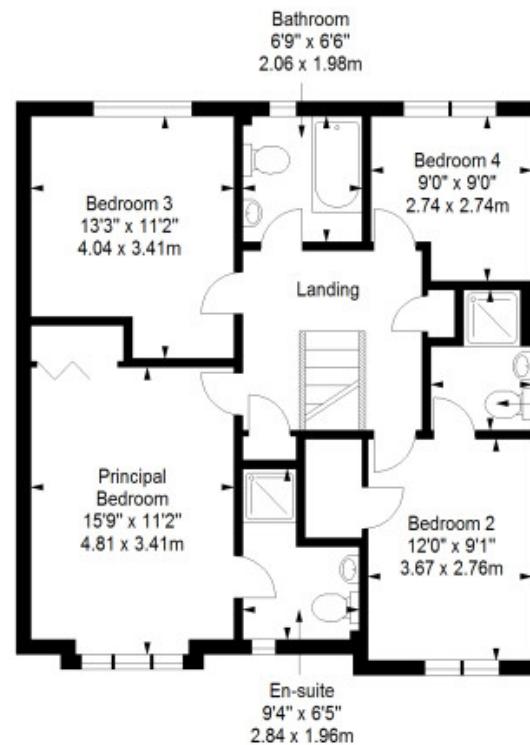
Ground Floor

Approx. 74.7 sq. metres (804.1 sq. feet)



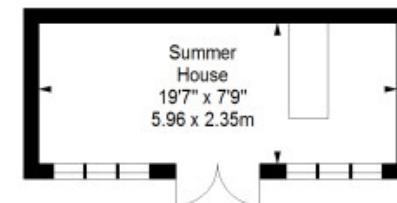
First Floor

Approx. 74.9 sq. metres (806.2 sq. feet)



Summer House

Approx. 14.1 sq. metres (151.8 sq. feet)



Total area: approx. 163.7 sq. metres (1762.1 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000

BORDERS

01890 880 008

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