



**GILSON GRAY**

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"







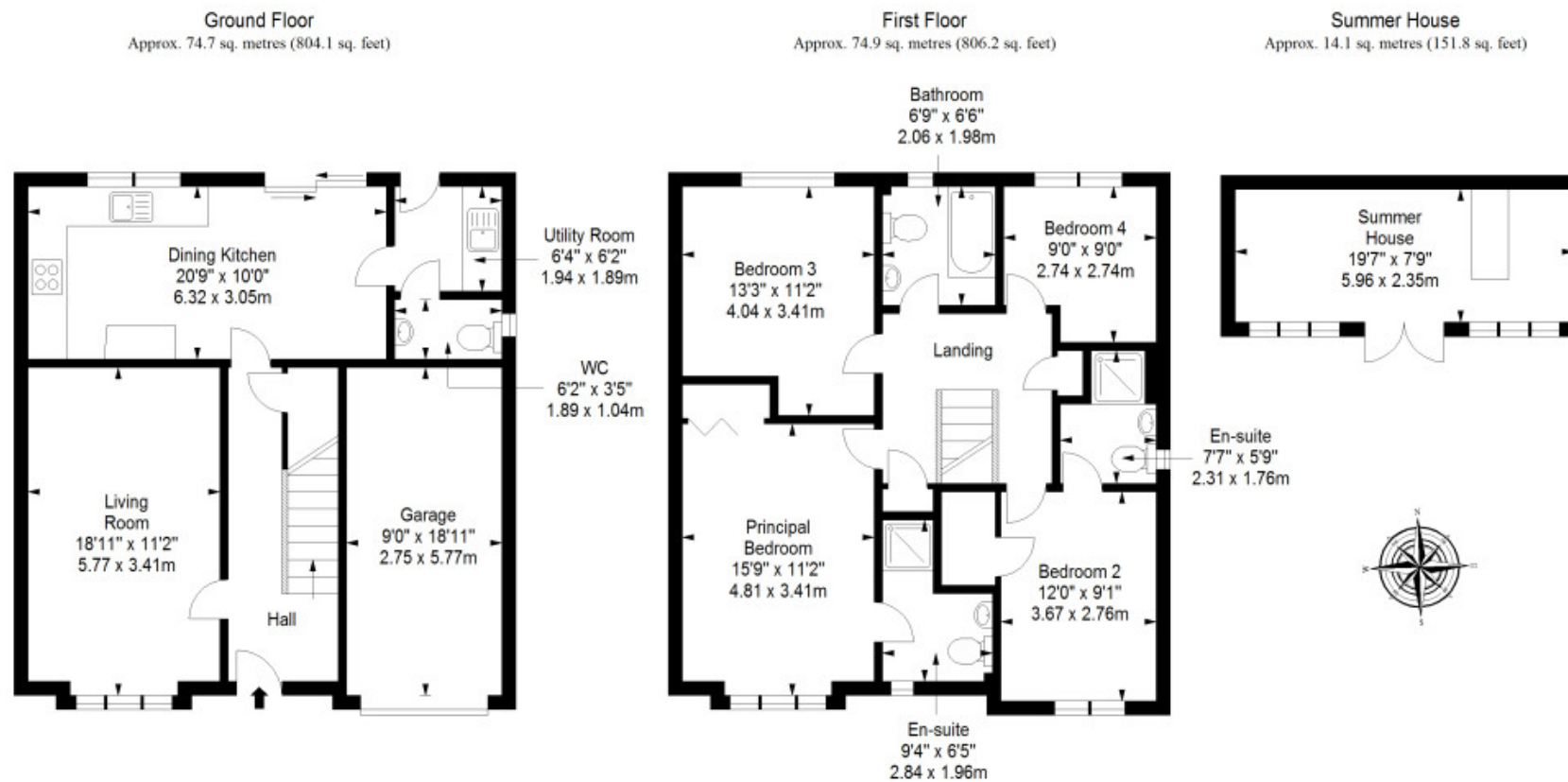
EPC RATING:

C

COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 01620 893 481







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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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.