




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

48 Cameron Way
PRESTONPANS, EAST LOTHIAN, EH32 9FH

48 CAMERON WAY, PRESTONPANS, EAST LoTHIAN, EH32 9FH

BEAUTIFULLY PRESENTED THREE BEDROOM TOWNHOUSE IN THIS DESIRABLE DEVELOPMENT.

Prestonpans is a small town situated in the county of East Lothian on the coast of the Firth of Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the A1. The journey into Edinburgh will take approximately twenty minutes by car and there is, of course, an excellent bus service every thirty minutes (every fifteen mins approximately during rush hour). There is also a good train service direct to the Waverley Station from Prestonpans, a journey which will take about twelve minutes.

Prestonpans offers a wide range of shops and facilities, including a supermarket which will provide every possible daily requirement, as well as banking facilities and a health centre. In addition, there are the local nursery, primary and secondary schools all in close proximity.

Situated in a modern development within easy reach of Edinburgh and the beautiful East Lothian coastline, this spacious three bedroom semi detached townhouse which is a perfect family home has been well cared for by the current owners and is ideal for any larger families or for professionals who care to operate small businesses from home.

Externally the property benefits from an enclosed rear garden with laid lawn, paving and private parking on the driveway to the front of the house for up to two cars.

Internally the accommodation over three levels and comprises an entrance hallway, under the stairs storage, a lounge to the front. A modern breakfasting kitchen has an excellent selection of stylish light beech kitchen units and a full range of integrated appliances and freestanding appliances all of which is sure to appeal to an aspiring chef. Access to the utility room is from the kitchen and this also provides access to both the WC and the back garden. The lounge is the first room you come to once entered into the property and this is a spacious area which offers various options of furniture placement.

Upper floors; There is good storage on the landing and staircase access to the master bedroom which is en-suite and large built in wardrobes. On the First floor there are two double bedrooms to one to the front and another to the rear. Bedroom two has built in mirrored wardrobes where bedroom three has a spacious cupboard. The partially tiled family bathroom completes the accommodation.

It is also worth noting the property is extremely efficient with a gas central heating system, double glazed window units. Attic access is via the master bedroom and offers a perfect storage space.

Early viewing is advisable as this property is expected to be popular with a variety of buyers.



PROPERTY SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	4.36m (14'4") x 3.67m (12'1")
Kitchen	3.59m (11'9") x 2.82m (9'3")
Utility	2.65m (8'8") x 1.71m (5'7")
Bathroom	2.44m (8') x 1.93m (6'4")
WC	1.71m (5'7") x 1.23m (4')
Bedroom 1	5.25m (17'3") x 4.67m (15'4")
En-suite	2.56m (8'5") x 1.77m (5'10")
Bedroom 2	3.72m (12'2") x 2.87m (9'5")
Bedroom 3	3.07m (10'1") x 2.00m (6'7")

Gross internal floor area (m²): 110m² | EPC Rating: C

Extras (Included in the sale):

2 gardens huts & all roman blinds throughout.

Free standing fridge freezer, free standing dishwasher & tumble dryer.

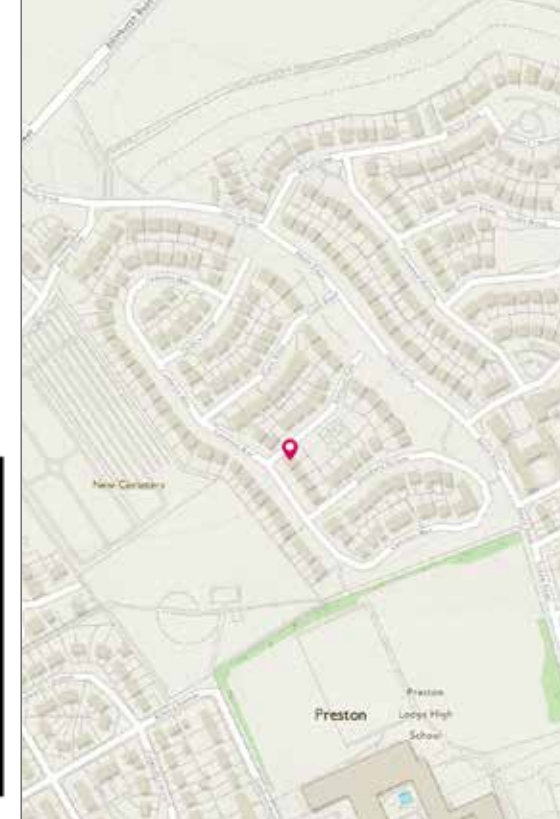


Image credit: <https://www.ordnancesurvey.co.uk/maps/>

McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
BEN STEWART CLARK
Surveyor



Professional photography
AOIFE McDONALD
Photographer



Layout graphics and design
ABBEY TURPIE
Designer