



1/8 Cameron Way
PRESTONPANS | EH32 9FH



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Attractively presented one bedroom second floor flat with a pleasant leafy outlook, boasting a lovely position tucked away on the development, whilst within close proximity to scenic coastal walks, the Railway Station and the A1. This is a beautiful home with a spacious living room with attractive bay window and space for both relaxation and dining, a stylish fitted kitchen currently comprising a washing machine, gas hob, oven and fan, fridge/freezer and dishwasher. There is also a well proportioned bedroom with built in wardrobes and completing the accommodation is the bathroom with shower over the bath. Externally there is well kept shared grounds, as well as ample residents parking.

- Entrance hall with storage facilities
- Spacious living room with attractive bay window
- Stylish fitted kitchen
- Well proportioned bedroom with built in storage
- Bathroom with shower over the bath
- Gas central heating and Double glazing
- Well kept shared grounds
- Residents parking

Council tax band B, EPC rating C

Extras to be included: All Blinds and curtains. White goods (fridge freezer, dishwasher, washing machine & cooker).

Factor :Ross and Liddel, approx £100 per month Green belt: approx £20 per month.

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



The popular and historic East Lothian coastal town of Prestonpans is located within convenient commuting distance of Edinburgh. The property enjoys an enviable location yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer, including a variety of shops, take-aways and a Lidl supermarket. For a more comprehensive range of amenities, Musselburgh is just a little further afield, and Fort Kinnaird Retail Park is only a short drive away hosting several clothing shops, restaurants, and entertainment facilities. Schooling is well represented from nursery to senior level, while leisure activities include coastal walks, and there are sports facilities at the Meadowmill Sports Centre. The property is close to an efficient public transport network, including direct buses and trains to Edinburgh and North Berwick. The city bypass and A1 are also within easy reach for commuting further afield.



