



GARDEN STIRLING BURNET

3 SAINT GERMAINS TERRACE, MACMERRY
TRANENT, EAST LoTHIAN, EH33 1QB





Accompanied by a private driveway and enclosed southerly-facing gardens, this appealing two-bedroom semi-detached house lies within desirable Macmerry, a peaceful village surrounded by open countryside and served by swift commuting links to the capital, just over 10 miles away. The spacious home enjoys a tasteful contemporary finish and will appeal to professionals and young families, owing to its multiple reception rooms, well-appointed kitchen, and space for home working.

The house sits behind a low-maintenance garden enclosed by manicured hedgerows. Behind the front door, an airy entrance hall features useful storage and honey-coloured flooring that flows seamlessly into the adjoining reception rooms, both heightened by chic accent décor. These social living areas are a dual-aspect family/dining room with garden access and an inviting sitting room conveniently leading to the kitchen - also accessible from the hall and garden. The sunny modern kitchen boasts a fantastic array of beech-toned cabinets paired with generous granite worktops and neatly integrated appliances comprising two eye-level ovens, a five-ring burner with a hood, a tall fridge, a freezer, a dishwasher, and a washing machine.

FEATURES

- Leafy cul-de-sac setting
- Tasteful contemporary décor
- Spacious semi-detached house
- Entrance hall with storage
- Living room with kitchen access
- Family/dining room with garden access
- Bright integrated kitchen with garden access
- Two good-sized double bedrooms
- Stylish bathroom with shower-over-bath
- Quiet study area
- Delightful southerly-facing gardens
- Private driveway
- Gas central heating and double glazing





Completing the ground floor is a bright bathroom featuring sophisticated tilework, a WC-suite, and a P-shaped bath with an overhead rainfall shower. Stylishly carpeted stairs from the hall lead to a landing offering a quiet, comfortably carpeted study area. Leading off the landing are two double bedrooms laid with rich oak-inspired flooring. The property is kept warm and efficient by gas central heating and full double glazing.

Outside, the enclosed front garden is adjoined by a gated private driveway, with further (unrestricted) parking available on-street. To the rear of the house is a large enclosed garden benefiting from all-day sun. This secure outdoor space boasts a dining patio, neat lawns, and a handy shed.

Extras: Included in the sale are all fitted floor coverings, blinds, and integrated appliances.







Macmerry, East Lothian

Situated approximately one mile east of Tranent, the tranquil village of Macmerry enjoys an idyllic countryside setting within easy reach of local services and amenities. Cherished for its quiet, rural ambience, the village boasts a pub, a pizzeria and a primary school, as well as a well-maintained village green: the venue for the annual summer gala, among other community events. An excellent range of shops is provided in nearby Tranent, while more extensive shopping and leisure facilities are available just a short drive away at Fort Kinnaird and Straiton Retail Park. Thanks to its superb location in the picturesque East Lothian countryside, residents of Macmerry are spoiled for choice when it comes to outdoor activities and golfers have their pick of several prestigious golf courses right on their doorstep. Sport and fitness enthusiasts are well catered for in neighbouring Tranent, which is home to two fantastic leisure centres and the East Lothian Athletics Arena. Early years and primary schooling is provided at the village school (Macmerry Primary School) followed by secondary education at Ross High School in Tranent. The village is also well placed for a range of independent schools in East Lothian and in Edinburgh. Macmerry is an ideal choice for commuters thanks to its close proximity to Edinburgh and prime location just off the A1, which provides a swift and easy route to the city, as well as convenient connections to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network. The village is also served by regular bus services into the capital.





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FLOORPLAN

