



GARDEN STIRLING BURNET

18 MERRYFIELD AVENUE
MACMERRY, EAST LOTHIAN, EH33 1PY





Set within an established residential area of Macmerry, next to lovely open parkland, this end-terrace house offers well-presented, modern interiors, with a brand-new kitchen, fresh neutral décor, and new carpets upstairs. The home accommodates two double bedrooms, a large living room, a dining kitchen, and a bathroom, plus front and rear gardens and access to unrestricted on-street parking.

The front door opens into a practical porch with storage, leading through to a hall which is flanked at either side by the living room and the kitchen, both spanning the entire depth of the property. The living room is illuminated by dual-aspect windows, with the large south-facing rear window capturing all-day sunshine and garden views. The room offers ample space for configurations of lounge furniture and is neutrally decorated, with a carpet offering optimum comfort underfoot. The kitchen accommodates space for a seated dining area and is well-appointed with brand-new cream-coloured wall and base cabinets, worktops, and metro-tiled splashbacks, whilst integrated appliances comprise an oven, hob, and extractor hood, with space provided for a fridge/freezer. An undercounter washing machine is also included. A rear porch from the kitchen incorporates built-in storage and opens onto the rear garden.

FEATURES

- End-terrace house in Macmerry
- Well-presented, neutral interiors
- New kitchen, fresh décor, and new carpets
- Entrance porch with storage and hall
- Dual-aspect living room
- Contemporary dining kitchen
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Front and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing





On the first floor, two double bedrooms and a bathroom lead off a landing. The larger bedroom spans the depth of the property and is supplemented by excellent built-in storage, whilst the other also has a useful cupboard. The bathroom comprises a bath with an overhead shower, a basin set into storage, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by front and rear gardens, with the front paved and gravelled for easy upkeep, and the rear featuring lawns and established shrubs and hedges, with an external store offering useful outdoor storage. Unrestricted on-street parking is available in the development.

Extras: all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and washing machine will be included in the sale.







Macmerry

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 general store, a Post Office, 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 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. 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. The village is also served by regular bus services into the capital.





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington



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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

