



GSB Properties  
8 Westgate  
North Berwick, EH39 4AF



## 11 WHITELOCH ROAD MACMERRY, TRANENT, EH33 1PF

This spacious, two-bedroom, semi-detached bungalow promises a semi-rural lifestyle in Macmerry, surrounded by picturesque countryside and set within close proximity to the coast and capital. The appealing home, flanked by large gardens and with generous private parking, also presents buyers with the exciting opportunity for cosmetic upgrades, allowing you to set your own style and standards.





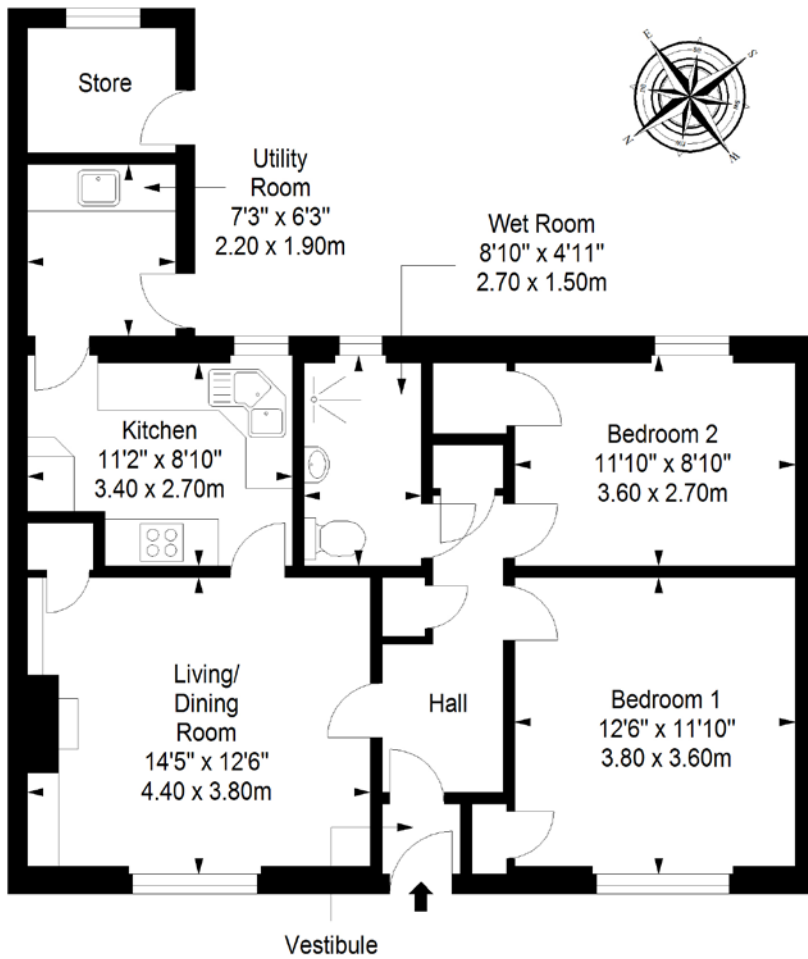


## PROPERTY FEATURES

- Spacious semi-detached bungalow
- In the peaceful village of Macmerry
- Offering a semi-rural lifestyle
- In reach of the coast & capital
- Vestibule & hall with storage
- Spacious living/dining room
- Well-appointed kitchen
- Store room & utility room
- Two airy double bedrooms
- Modern 3pc wet room
- Large front & rear gardens
- Garage & multi-car driveway
- GCH & DG

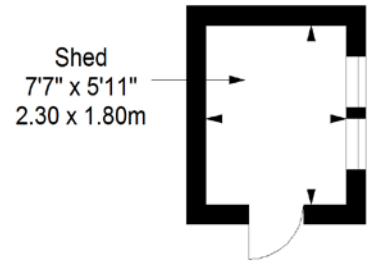
Extras: All fitted floor and window coverings, light fittings, and integrated kitchen appliances are included in the sale.

**Ground Floor**  
Approx. 72.5 sq. metres (780.4 sq. feet)

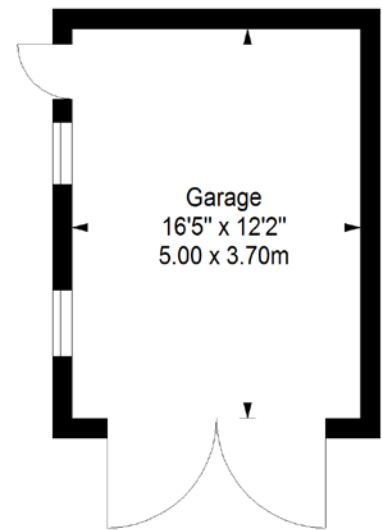


Total area: approx. 95.1 sq. metres (1023.6 sq. feet)

**Shed**  
Approx. 4.1 sq. metres (44.1 sq. feet)



**Garage**  
Approx. 18.5 sq. metres (199.1 sq. feet)



## HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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.