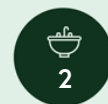




GARDEN STIRLING BURNET

1 MOUNTFAIR GARDENS
MACMERRY, EAST LOTHIAN, EH33 1NZ





Set within a small cul-de-sac development in Macmerry, this detached house offers well-presented accommodation with neutral décor and modern interiors. It includes four bedrooms, a large living room, a generous kitchen/dining room, and two bathrooms (plus a WC), as well as front and rear gardens and a private gated driveway. You are welcomed into the home by a hallway with storage and a WC. At the end of the hall is a generously sized living room which is illuminated by a large south-facing window. It offers a spacious footprint for various configurations of lounge furniture, all arranged around a homely fireplace, and is decorated in neutral tones, with a fitted carpet providing optimum comfort underfoot. The kitchen is directly connected to the living room and benefits from a large adjoining dining room, providing a fabulous open space for everyday family life and entertaining alike. The kitchen is fitted with attractive wall and base cabinets, spacious worktops, and splashback tiling, with integrated appliances comprising a double oven, a hob, an extractor hood, and a fridge, whilst a freestanding washing machine and dishwasher are included. A final versatile room on the ground floor can be utilised in a number of ways by the new owners, including a bedroom, a family room, a children's play room, or a home office.

FEATURES

- Detached house in Macmerry
- Small cul-de-sac development
- Entrance hall with storage and WC
- Large south-facing living room
- Open-plan kitchen and dining room
- Family room/bedroom 4
- Three further double bedrooms
- One en-suite shower room
- Separate family bathroom
- Front and rear gardens
- Private gated driveway
- Gas central heating and double glazing





The remaining three double bedrooms are found on the first floor, alongside a family bathroom. The bedrooms are all neutrally decorated and fitted with carpets, and two benefit from built-in storage. The principal bedroom also boasts its own en-suite shower room. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by front and rear gardens, with the latter boasting a favourable south-facing aspect, lawns, and leafy shrubs, and the former featuring a decked terrace and a shed, as well as a mono-block driveway for off-street parking.

Extras: all fitted floor coverings, window coverings, most light fittings (others are negotiable), integrated kitchen appliances, washing machine, and dishwasher 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 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.





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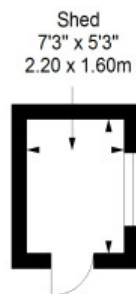
HOUSE SALES

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.

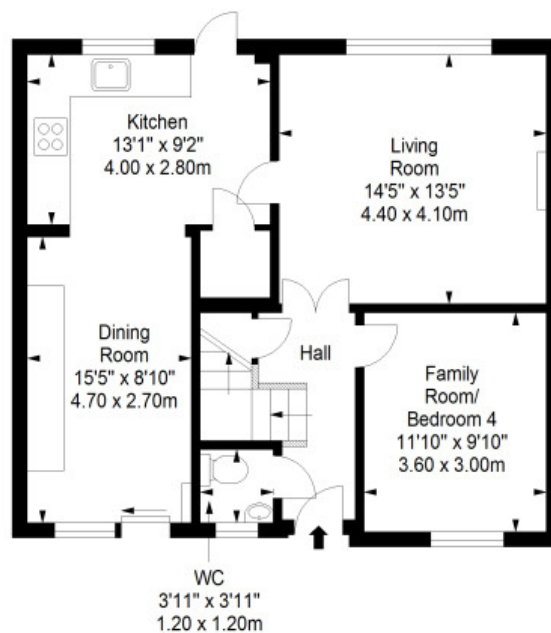
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

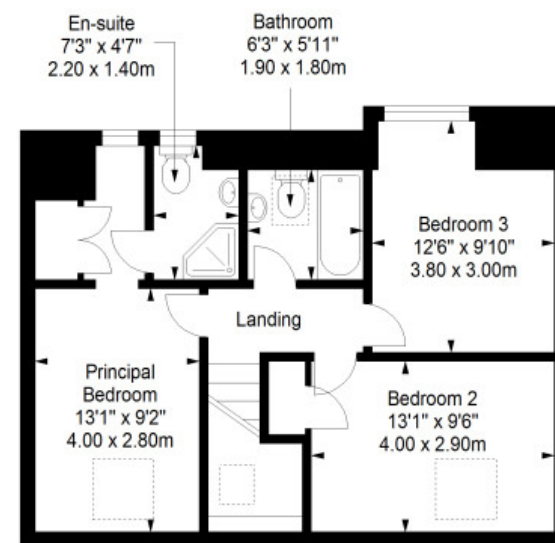
Shed
Approx. 3.5 sq. metres (37.7 sq. feet)



Ground Floor
Approx. 66.2 sq. metres (712.6 sq. feet)



First Floor
Approx. 52.4 sq. metres (564.0 sq. feet)



Total area: approx. 122.1 sq. metres (1314.3 sq. feet)