



Solicitors & Estate Agents










Offers Over

£190,000

6 Main Road

Macmerry | East Lothian | EH33 1PB

An excellent opportunity has arisen to acquire this well-proportioned and rarely available two bedroom semi-detached bungalow situated in the popular East Lothian village of Macmerry, just East of Tranent. Close to fantastic amenities and commuting links, this property will undoubtedly appeal to first-time buyers, growing families, and those looking to downsize. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private front and back garden
-  Multi-car driveway
-  EPC Band - D
-  Council Tax Band - C



Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance vestibule, inviting hallway with a shelved linen cupboard and access to the partially-floored attic space via a dropdown ladder, light and airy lounge/diner with ample room for living furniture and a small dining table and chairs, modern fully-fitted kitchen with a range of integrated white goods finished with stylish grey units and a wooden worktop, separate fully-fitted utility room with direct garden access, two good sized double bedrooms both with space for freestanding furniture and different configurations, and a crisp fully-tiled bathroom suite with an over-bath shower and heated towel rail.

The property also benefits from gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated induction hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front of the property, a private front garden with mature shrubs and decorative plants as well as a multi-car driveway for off-street parking. The private rear garden is laid mostly to lawn with separate patio area, greenhouse and air raid shelter.

Viewing

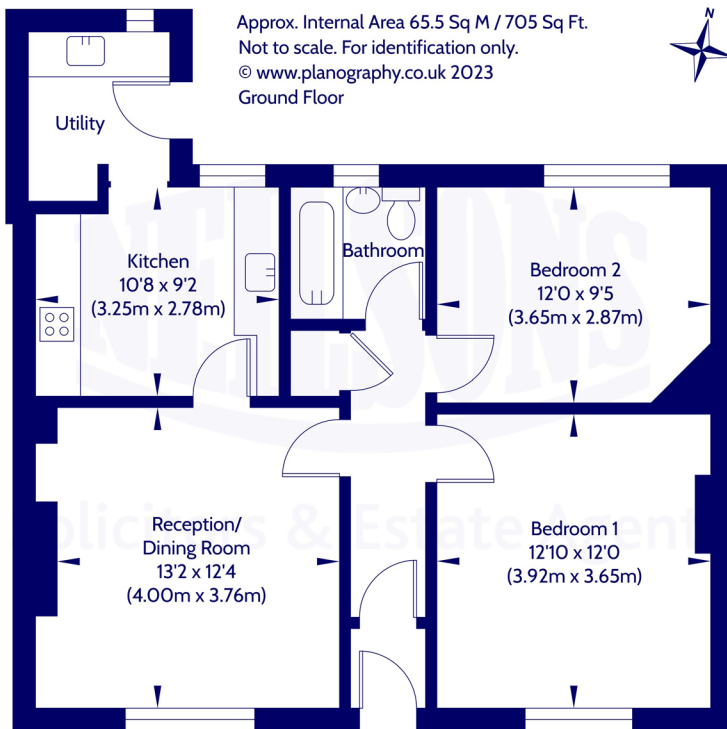
By appointment through Neilsons 0131 625 2222.





Location

The property is located in Macmerry, just East of the vibrant East Lothian town of Tranent located approx. 11 miles east of Edinburgh. Day to day shopping needs are met by local shops and services with the Fort Kinnaird retail park and 24hour Asda Superstore only a short drive away. The property is within easy reach of the public transport system and enjoys ease of access to the A1, City by-pass, national motorway network and Edinburgh International Airport. Leisure and recreational facilities can be found in the area and a range of popular golf courses, Musselburgh Racecourse, bowling clubs and country walks through the Lammermuir Hills are all available nearby. Good educational facilities are available in the area catering for children from nursery age to secondary level.



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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