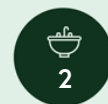




GARDEN STIRLING BURNET

28 CHESTERHALL AVENUE,
MACMERRY, TRANENT, EH33 1QJ





An executive four/five-bedroom detached house, which has been upgraded and extended to provide generous accommodation finished to exceptional standards. The southeast-facing home further boasts stylish interior design, including a high-end kitchen and two washrooms. It has private parking and a family-friendly garden; plus, it offers a semi-rural lifestyle in the peaceful village of Macmerry. Inside, a hall sets impeccable standards. It has storage and a WC, and leads into the open-plan living room and new sun room extension, completed by Bryant and Cairns in 2021. This stunning reception area enjoys contemporary styling and generous proportions. The sun room has ambient lighting and the whole space is flooded in natural light from an oversized feature window and glazed doors to the garden. Meanwhile, the kitchen/dining room spans the entire length of the home. It is laid with premium floor tiles, and is brightly illuminated by a bay window and French doors to outside. It is an impressive space, boasting underfloor heating and an ultra-modern design with gloss cabinets and wood-toned worktops, backed by fashionable splashbacks. It is finished by ambient lighting and seamlessly integrated appliances. A utility room and a playroom/fifth bedroom complete this floor.

FEATURES

- An exceptional detached house
- In the peaceful village of Macmerry
- Bright hall with storage and WC
- Open-plan living room and sun room
- Versatile playroom/fifth bedroom
- Ultra-modern kitchen/dining room
- Discreetly located utility room
- Three double bedrooms
- One single bedroom
- Premium en-suite shower room
- On-trend family bathroom
- Private front garden/double driveway
- Enclosed, landscaped rear garden
- Gas central heating and double glazing





Upstairs, a landing (with storage) connects to three double bedrooms and a single bedroom, all finished with modern décor and plush carpets. The principal bedroom has a premium en-suite shower room, and all bedrooms have built-in wardrobes. A family bathroom with an on-trend design (and overhead shower) completes the accommodation. Gas central heating and double glazing ensure year-round comfort. Outside, the home has a colourful front garden and a double driveway. To the rear, there is also a fully-enclosed garden, which has been landscaped for ease of maintenance, incorporating a new porcelain-tiled patio, a timber deck, and an artificial lawn. It can accommodate a hot tub too, and there are electric sockets to the front and rear as well. Extras: all fitted floor coverings, window blinds, select light fittings, integrated appliances (gas hob, double oven, microwave combi oven, fridge/freezer, washing machine and dishwasher), and a new garden shed (with lighting and electricity) to be included.







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

