Smithy House, 1, Station Row, Macmerry, East Lothian, EH33 1PD   www.mcdougallmcqueen.co.uk

Wonderful opportunity. McDougall McQueen are delighted to present to the market this spacious traditionally built, four-bedroom semi-detached bungalow providing flexible accommodation in the tranquil East Lothian village of Macmerry Tranent. The property is presented in good clean condition throughout but may now benefit from some upgrading. The location provides practicality of easy city centre commuting with easy access to the Scottish road and rail network. There are private garden grounds to the side and rear which would make the ideal space for outside entertaining. There is ample on-street parking directly outside the front door and in the surrounding streets.

- Superb main street location
- Flexible accommodation with good sized rooms
- Entrance hallway with store cupboard and loft access
- Spacious living room with front facing window
- Garden room/dining with window and patio doors to the garden
- Fitted kitchen with a range of base and wall units, electric cooker, extractor, sky light and a door to the rear garden
- Bedroom one with front facing window
- Bedroom two with window to the front

- Bedroom three with roof window
- Bedroom four with rear facing window and store cupboard
- Family bathroom with three-piece white suite
- Rear hall with access to the rear and store cupboard
- Shower room off the rear hall, shower cubicle with electric shower, wc and sink
- Double glazing and oil-fired central heating
- Private garden grounds to the side and rear
- Ample on street parking to the front and the surrounding streets
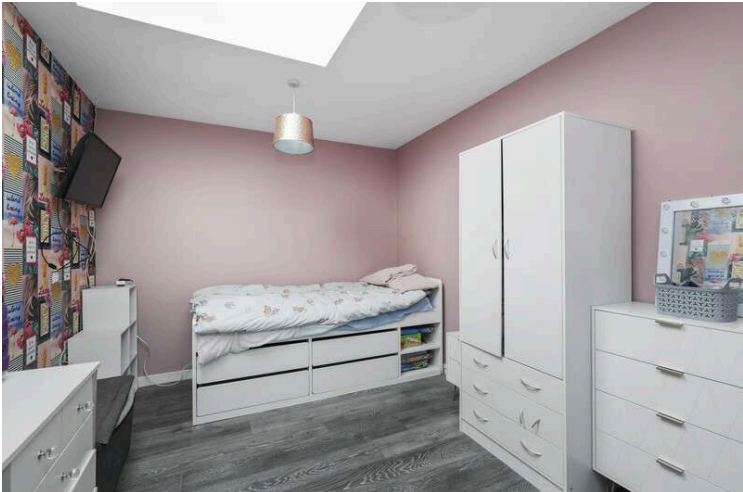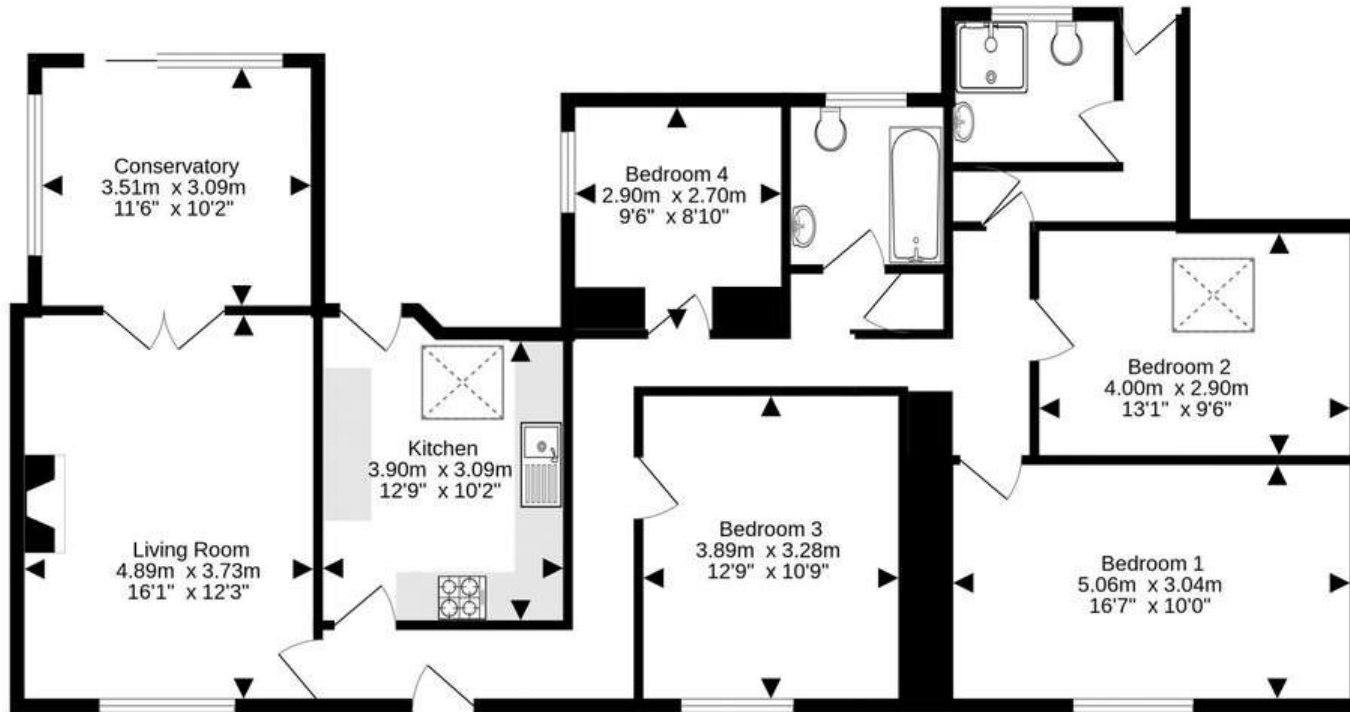
Location

Situated approximately one mile east of Tranent, the peaceful village of Macmerry enjoys a lovely countryside setting within easy reach of all local amenities and provides the perfect base for commuting. The town is only approximately 11 miles from Edinburgh city centre and with the A1, regular bus services and Longniddry, Prestonpans and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The nearby towns of Tranent and Haddington offer a good variety of shops on the High Street, as well as banks, restaurants, pubs, a library plus the recently opened Aldi and Asda stores in Tranent. Both Haddington and Tranent have dedicated Sports and Community Centres with a swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in nearby Musselburgh.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, electric cooker and extractor. All appliances, white goods and movable items included in the sale are sold without warranty and are deemed sold as seen.

EPC Band - E

Conservatory
3.51m x 3.09m
11'6" x 10'2"

Bedroom 4
2.90m x 2.70m
9'6" x 8'10"

Bedroom 2
4.00m x 2.90m
13'1" x 9'6"

Kitchen
3.90m x 3.09m
12'9" x 10'2"

Living Room
4.89m x 3.73m
16'1" x 12'3"

Bedroom 3
3.89m x 3.28m
12'9" x 10'9"

Bedroom 1
5.06m x 3.04m
16'7" x 10'0"

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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