



GARDEN STIRLING BURNET

**14 MCINTYRE LANE**  
MACMERRY, EAST LOTHIAN, EH33 1QL





## SUMMARY

This semi-detached house in Macmerry offers two bedrooms, a living room, a dining kitchen, a shower room, and a separate WC, all enhanced by neutral décor and modern interiors. Externally, the house is accompanied by low-maintenance gardens and a private driveway. It is sure to appeal to a wealth of buyers, including first-time purchasers, professionals, couples, young families, and rental investors alike.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.











**"The house lies close to the village's amenities and transport links across the county and further afield."**

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## FEATURES

- Semi-detached house in Macmerry
- Attractive, modern interiors
- Entrance hall with WC
- Spacious living room
- Modern dining kitchen
- Two double bedrooms with storage
- Partially tiled shower room
- Low-maintenance gardens
- Private driveway
- Gas central heating and double glazing





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HOUSE SALES

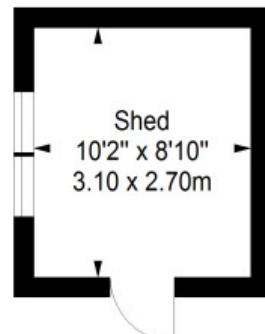
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

### Garage

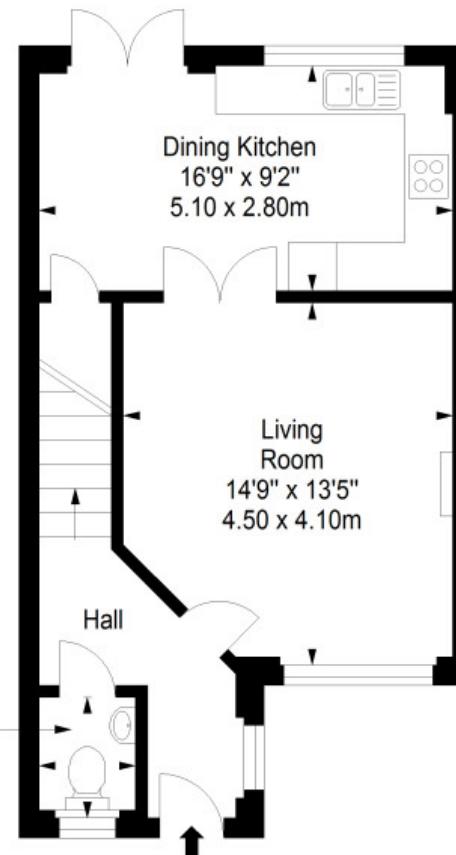
Approx. 8.4 sq. metres (90.4 sq. feet)



WC  
4'11" x 3'11"  
1.50 x 1.20m

### Ground Floor

Approx. 42.9 sq. metres (461.8 sq. feet)

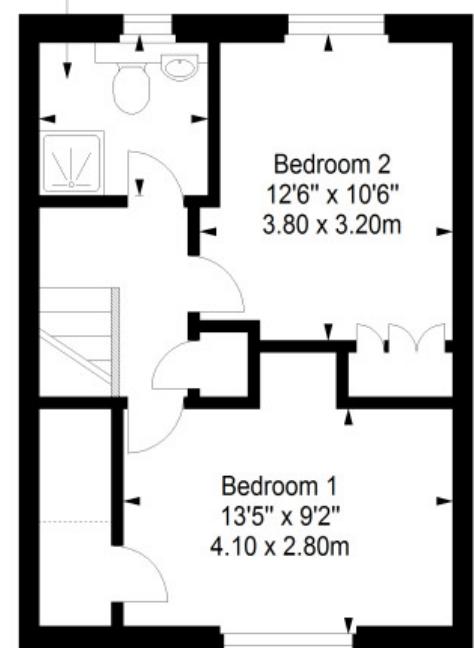


### First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)

#### Shower Room

6'11" x 6'7"  
2.10 x 2.00m



Total area: approx. 89.0 sq. metres (958.0 sq. feet)