



GARDEN STIRLING BURNET

## 13 LINEY WALK

MACMERRY, TRANENT, EAST LoTHIAN, EH33 1FP





## SUMMARY

Enjoying tastefully understated interiors, an enclosed garden, and access to unrestricted on-street parking, this modern mid-terraced house is quietly situated in the village of Macmerry, close to amenities in Tranent and just 30 minutes' commute from the centre of Edinburgh. The home is ideal for professionals or young families, boasting a stylish kitchen, a reception room opening onto the garden, two double bedrooms with storage, a bathroom, and a WC cloakroom.

Extras: All fitted floor and window coverings and light fittings are included in the sale.







**"This two-bedroom mid-terraced house in Macmerry is beautifully presented with stylish, modern interiors."**







**"The home is sure to appeal to first-time buyers, couples, professionals, young families, and rental investors alike."**

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## **FEATURES**

- Quiet village setting close to amenities
- Modern mid-terraced house
- Entrance hall with WC storage
- Living/dining room with garden access
- Stylish kitchen
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Enclosed rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing





OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS

Tel: 01620 825 368  
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**espc**

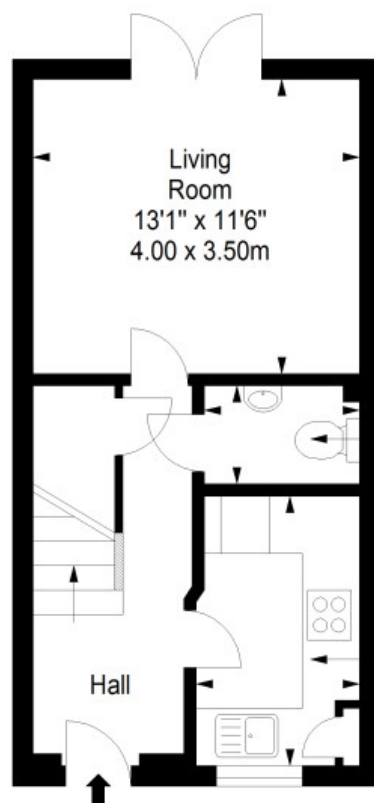
HOUSE SALES

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.

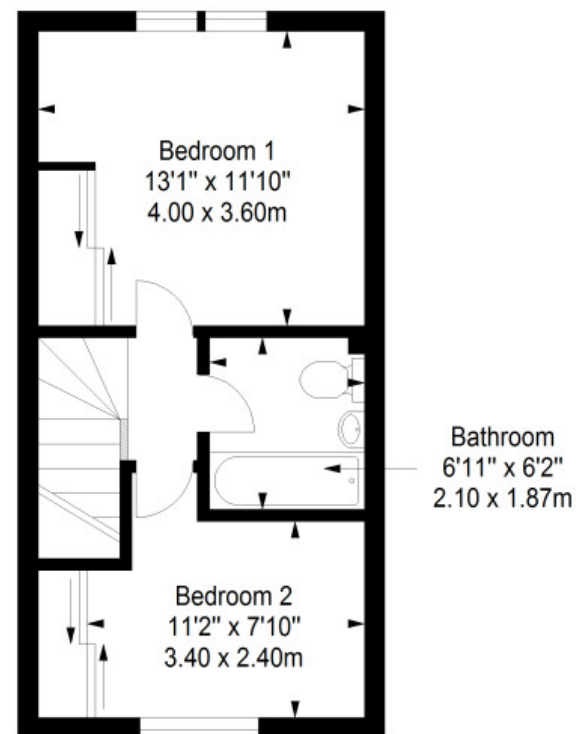
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a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

## FLOORPLAN

Ground Floor  
Approx. 33.6 sq. metres (361.7 sq. feet)



First Floor  
Approx. 33.6 sq. metres (361.7 sq. feet)



Total area: approx. 67.2 sq. metres (723.4 sq. feet)