

**21 Merryfield Avenue
Macmerry, EH33 1PZ**

OFFERS OVER £150,000



drummondmiller



- Spacious mid terraced villa with open outlook
- Dual-aspect living room and fitted dining kitchen
- 2 double bedrooms
- Part tiled bathroom
- Private gardens, on street parking, single wooden garage
- Double glazing and electric heating
- Convenient commuter base close to Tranent
- EPC Band E, Council tax band B

Description

This mid terraced villa will appeal to purchasers seeking a sizeable yet easy to maintain home. It enjoys a quiet setting on a well-established estate in Macmerry overlooking open countryside to the rear. The property has a practical internal layout (82sqm) incorporating ample built-in storage. The full-length living/dining room benefits from a dual aspect and a focal point electric fire/surround. Accessed from the entrance hall, the fitted dining kitchen also has a dual aspect and could accommodate a breakfast table/chairs. There are two sizeable double bedrooms (both with fitted storage) and a bright bathroom upstairs. The property benefits from Electric heating and double glazing throughout.





Location

The expanding village Macmerry is situated on the old A1 in the heart of East Lothian just two miles south of Tranent. It offers primary education, a convenience store/post office, bowling club, swing park, butcher shop and a takeaway pizza shop. The community council and gala committee give Macmerry a real village feel. Neighbouring Tranent also has an excellent shopping centre with a wide range of independent shops, an Aldi and large branch of Asda. There are cafes and restaurants and a Leisure Centre/Swimming Pool offering a wide range of activities for children and adults alike. East Lothian's championship golf courses, stunning countryside and fine sandy beaches are all within close proximity. Regular bus services from the village run to and from the City Centre and proximity to the A1 facilities an easy commute north and south, as well as to Edinburgh International Airport and the central motorway network via the city by-pass.

Gardens and parking

There is a good sized front garden which is gated. The larger rear garden is fully enclosed with lawn, brick built storage outhouse, wooden shed and gate to the rear path. There is on street parking available to the front of the property and there is a remote, single wooden garage included within the sale price.

Extras

The sale price includes all the fitted floor coverings and wooden shed.

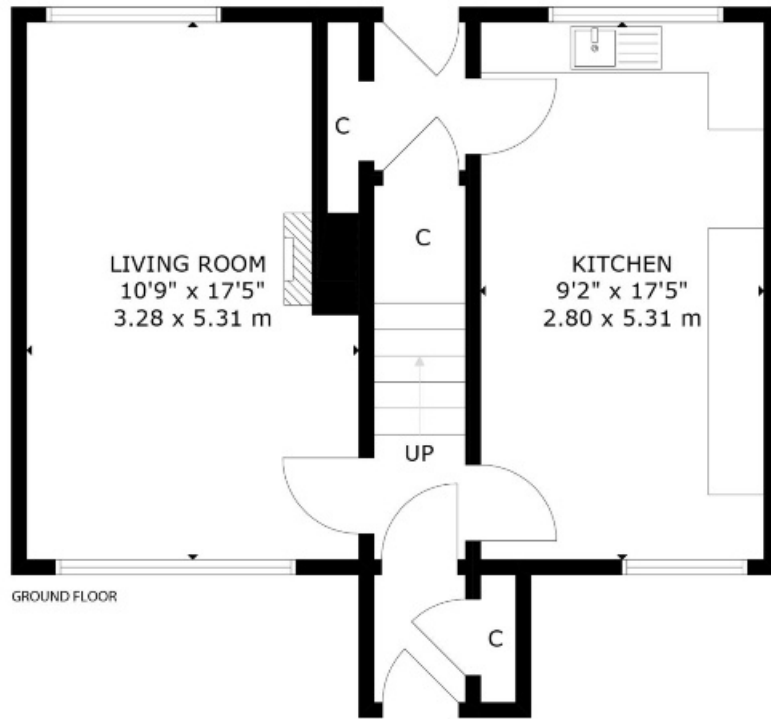
Home Report

The property has been valued by surveyors at £155,000 and the Home Report is available from the ESPC web site.

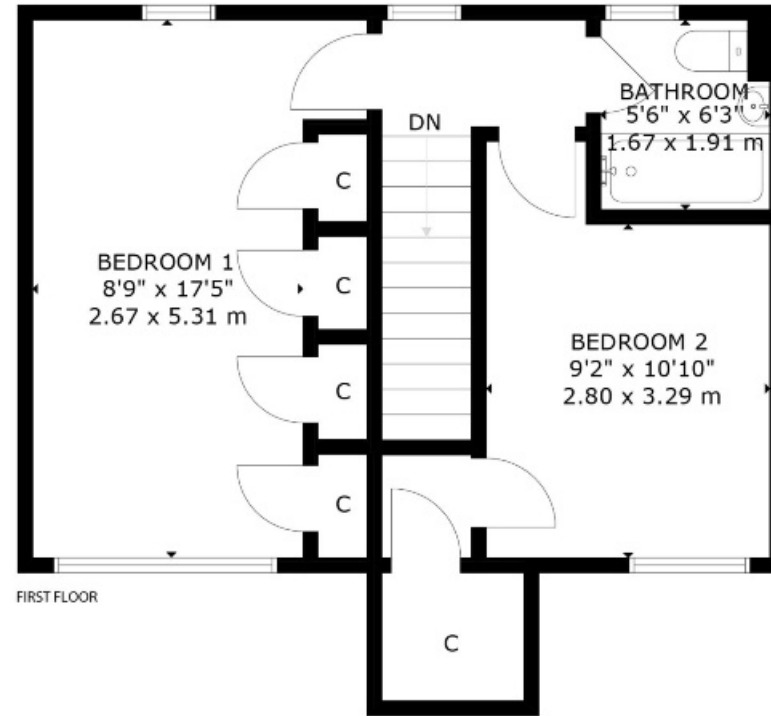
Viewing

Telephone Agents 0131 665 3131 to view.



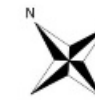


GROUND FLOOR



FIRST FLOOR

21 MERRYFIELD AVENUE MACMERRY EH33 1PZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 874 SQ FT / 80 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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