



GARDEN STIRLING BURNET

**166 BRIERBUSH ROAD**  
MACMERRY, TRANENT, EH33 1PU



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EPC  
RATING



COUNCIL  
TAX BAND





## SUMMARY

Situated in the picturesque village of Macmerry, this southwest-facing mid-terrace house offers a relaxed semi-rural lifestyle close to East Lothian's beautiful countryside, whilst also being within easy reach of the coastline and stunning beaches. The three-bedroom home is attractively presented throughout, with modern interiors and quality fixtures and fittings. It enjoys bright and spacious rooms with excellent storage, as well as private parking and a lovely rear garden, which is family friendly and laid with a neat lawn and patio for summer dining. The home is sure to appeal to a wide variety of buyers, from families, to downsizers and commuting professionals alike.

Extras: all fitted floor and window coverings, light fittings, electric cooker, washing machine, fridge/freezer, and integrated dishwasher to be included in the sale.











**"The three-bedroom home enjoys modern interiors, as well as private parking and a family-friendly rear garden"**

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## FEATURES

- A beautiful mid-terrace house in Macmerry
- Proximity to the countryside and coast
- 30 minutes by car from Edinburgh city centre
- Modern interior design throughout
- Welcoming entrance hall
- Elegant living/dining room with garden access
- Modern kitchen with additional storage
- Three double bedrooms with storage
- 3pc bathroom with an overhead shower
- Private front driveway for off-street parking
- Fully-enclosed, landscaped rear garden
- Gas central heating and double glazing





**OFFERS TO:**  
**22 Hardgate**  
**Haddington**  
**EH41 3JS**

**Tel:** 01620 825 368  
**Fax:** 01620 824 671

**DX540733 Haddington**

**éspc**

**HOUSE SALES**

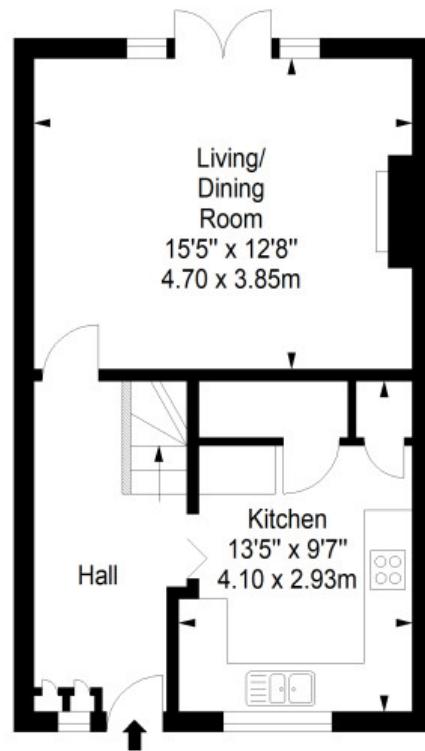
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

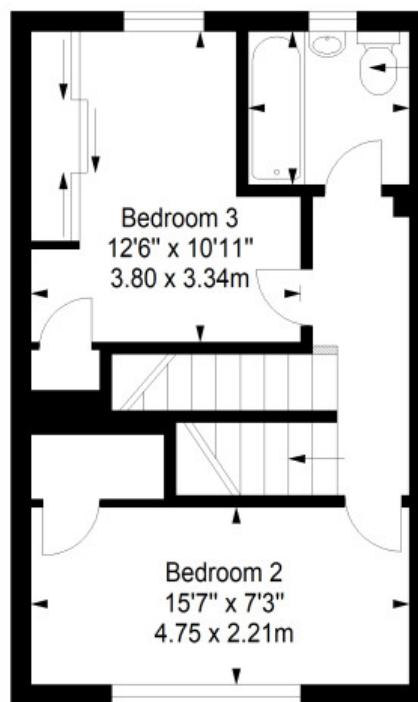
### Ground Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



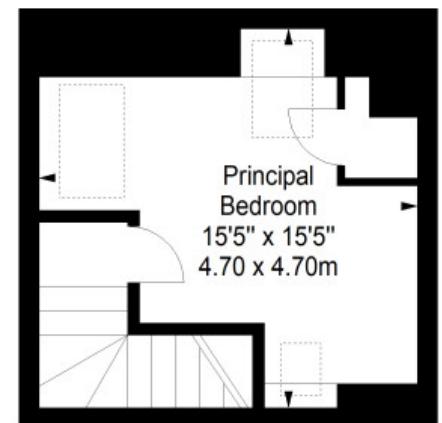
### First Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



### Second Floor

Approx. 20.7 sq. metres (222.8 sq. feet)



**Total area: approx. 96.9 sq. metres (1043.0 sq. feet)**