



162 BRIERBUSH ROAD
MACMERRY, TRANENT, EH33 1PU



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Introducing a two-bedroom mid-terrace house which is brought to market in move-in condition, offering light and spacious interiors that are attractively decorated in modern hues. This beautiful property has undergone several upgrades in recent years as well, including new windows and doors, and a new kitchen and bathroom (all fitted between 2022 to 2023). It also features family-friendly gardens and a desirable location in the village of Macmerry, offering easy access to the surrounding countryside whilst being a very short drive from East Lothian's picturesque coastline.

A bright and welcoming entrance hall greets you as you step into the home, immediately establishing the interior standards with its elegant décor. Directly ahead is the living room. Finished in a soothing hue, this spacious reception area invites you to sit back and relax. It enjoys a large picture window and a wall-mounted fireplace, tying the room together. It also benefits from a garden-facing aspect and a rear porch connecting to outside – perfect for summer entertaining. Meanwhile, the breakfasting kitchen has a modern design coming well-appointed with base and wall cabinets, alongside wood-toned worktops that blend with the matching splashbacks. The suave look is amplified by a breakfast bar and select integrated appliances.

FEATURES

- A mid-terrace house in move-in condition
- Situated in the charming village of Macmerry
- Proximity to the countryside and coast
- Attractive interior design and modern finishings
- Bright and welcoming entrance hall
- Spacious living room with wall-mounted fireplace
- Rear porch with direct access to the garden
- Well-appointed breakfasting kitchen
- Two double bedrooms with built-in storage
- Stylish bathroom with overhead rainfall shower
- Fully-floored attic for further storage
- Enclosed private gardens to the front and rear
- Unrestricted on-street parking
- Gas central heating and double glazing





Upstairs leads to the two double bedrooms which are both beautifully presented and laid with brand-new carpets. The principal bedroom has the larger footprint, whereas the second bedroom provides homeowners with versatility as shown by its current use as a nursery. Both rooms also come with built-in storage for added practicality. A stylish bathroom serves the bedrooms, providing a contemporary three-piece suite and overhead rainfall shower. There is a fully-floored attic as well for further storage. Gas central heating and double glazing ensure year-round comfort. Outside, the home has enclosed gardens to the front and rear. The latter is particularly inviting with its neat patio area and lawn creating a delightful space for relaxing and dining in the sun. It also has direct access to the rear lane. Parking in the area is on street and unrestricted. If required, homeowners could repurpose the front garden back into a driveway (a drop-down curb already in place). Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (oven, ceramic hob, and concealed extractor) to be included in the sale.





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TRANENT

Macmerry

Situated approximately one mile east of Tranent, the tranquil village of Macmerry enjoys an idyllic countryside setting within easy reach of local services and amenities. Cherished for its quiet, rural ambience, the village boasts a pub, a pizzeria and a primary school, as well as a well-maintained village green: the venue for the annual summer gala, among other community events. An excellent range of shops is provided in nearby Tranent, while more extensive shopping and leisure facilities are available just a short drive away at Fort Kinnaird and Straiton Retail Park. Thanks to its superb location in the picturesque East Lothian countryside, residents of Macmerry are spoiled for choice when it comes to outdoor activities and golfers have their pick of several prestigious golf courses right on their doorstep. Sport and fitness enthusiasts are well catered for in neighbouring Tranent, which is home to two fantastic leisure centres and the East Lothian Athletics Arena. Early years and primary schooling is provided at the village school (Macmerry Primary School) followed by secondary education at Ross High School in Tranent. The village is also well placed for a range of independent schools in East Lothian and in Edinburgh. Macmerry is an ideal choice for commuters thanks to its close proximity to Edinburgh and prime location just off the A1, which provides a swift and easy route to the city, as well as convenient connections to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network. The village is also served by regular bus services into the capital.



SCAN HERE
To learn more about Tranent





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HOUSE SALES

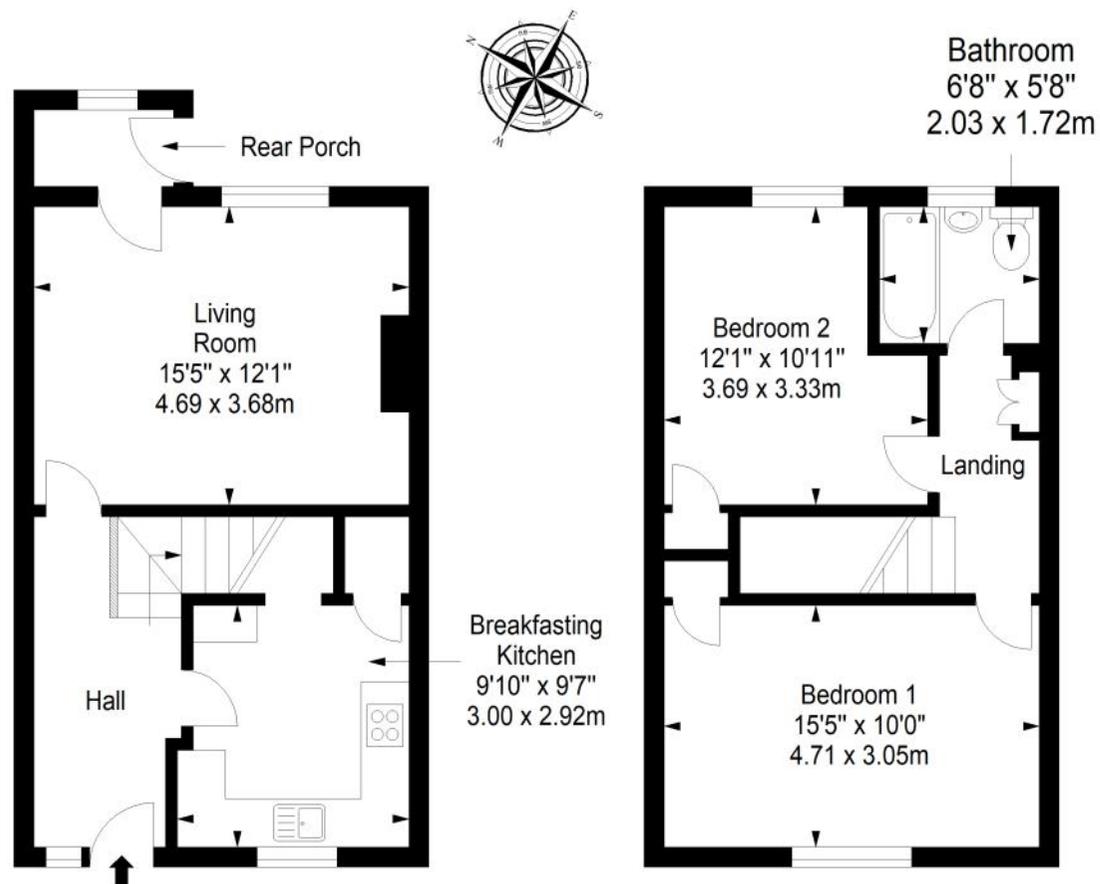
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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. 39.5 sq. metres (425.2 sq. feet)

First Floor
Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 76.9 sq. metres (827.8 sq. feet)