




GARDEN STIRLING BURNET

13 LINEY WALK
MACMERRY, TRANENT, EH33 1FP

 2	 1	EPC RATING B	COUNCIL TAX BAND D
--	--	---------------------	---------------------------



Welcome to a modern two-bedroom mid-terrace house which is brought to market in walk-in condition, offering bright and airy interiors with a crisp finish throughout. This lovely home further benefits from a well-appointed kitchen, a three-piece bathroom and a separate WC, and great storage to keep the interiors tidy. It also has carefully landscaped gardens that are enclosed. Set on a no-through road near a playpark, the home forms part of a modern development in the village of Macmerry, offering easy access to the countryside and coast whilst being just a 30 minutes' drive from Edinburgh. Stepping inside, you are greeted by a hall offering a lovely first impression with its neutral décor and premium wood-textured floor – desirable styling found throughout the ground level. It provides built-in storage and a WC before leading directly into the living/dining room. This reception area is well-proportioned for comfy furnishings and it has French doors that provide a light-filled ambience and an effortless transition to the rear garden. The neutral palette allows for easy styling, while a subtle accent wall brings an additional touch of modernity to the space. Meanwhile, the southwest-facing kitchen sports a well-appointed range of neutral cabinets alongside marble-effect worktops. It is an attractive and practical design, enhanced by under-unit lighting and integrated appliances.

FEATURES

- A modern mid-terrace house in walk-in condition
- Part of a family-friendly development in Macmerry
- Easy access to the countryside and nearby coast
- Blank canvas of décor throughout the interiors
- Welcoming entrance hall with storage and a WC
- Living/dining room with French doors to the garden
- Well-appointed kitchen with integrated appliances
- Two double bedrooms with built-in wardrobes
- Modern 3pc bathroom with an overhead shower
- Landscaped gardens to the front and rear
- Unrestricted parking bay to the home's rear
- Gas central heating and double-glazed windows





Upstairs leads to the two double bedrooms, both of which maintain the blank canvas while adding soft carpets for maximum comfort. Both rooms have built-in wardrobes as well, ensuring ample clothes storage. Finishing the interiors is a modern three-piece bathroom with an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has landscaped gardens to the front and rear, both of which are enclosed. Ideal for summer get-togethers, the rear garden features decked areas, decorative stone bays, and a neat lawn. Also to the rear, there is an unrestricted parking bay for residents and visitors alike.

Extras: all fitted floor and window coverings, light fittings, integrated appliances (oven, gas hob, concealed extractor, fridge/freezer, dishwasher, and washing machine) to be included in the sale.







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





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

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

DX540733 Haddington

espc

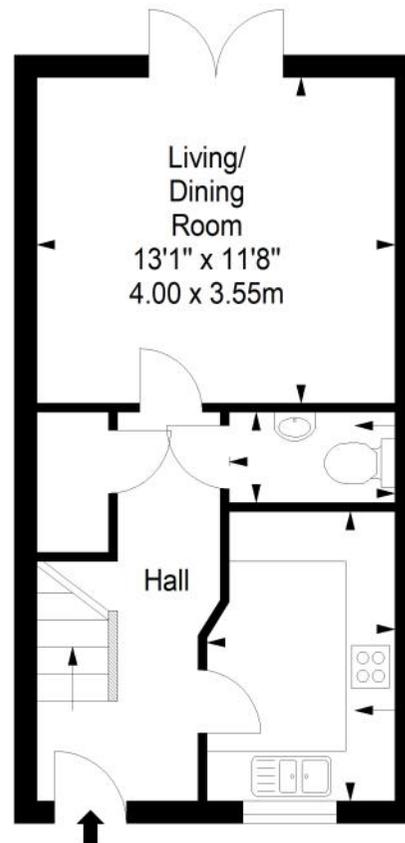
HOUSE SALES

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.

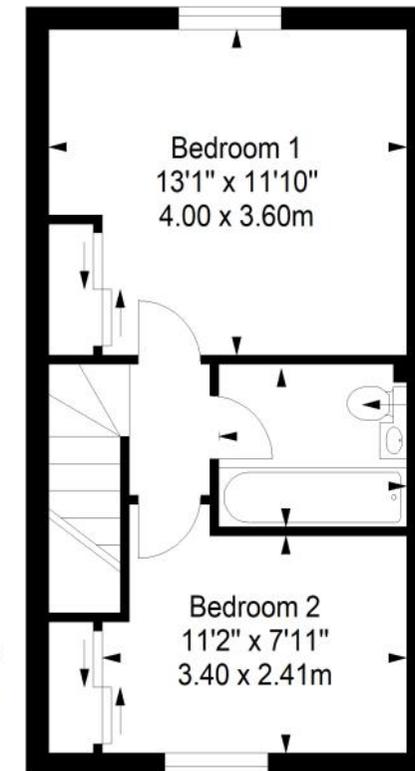
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

Ground Floor
Approx. 32.0 sq. metres (344.5 sq. feet)



First Floor
Approx. 32.0 sq. metres (344.5 sq. feet)



Total area: approx. 64.0 sq. metres (689.0 sq. feet)