



# 4 WESTBANK TERRACE

MACMERRY, EAST LOTHIAN  
EH33 1QE



2 BED



1 BATH

Nestled in the picturesque village of Macmerry, this extended two-bedroom semi-detached bungalow is beautifully presented with tasteful décor throughout its bright and spacious rooms and further benefits from delightful gardens and a private driveway.



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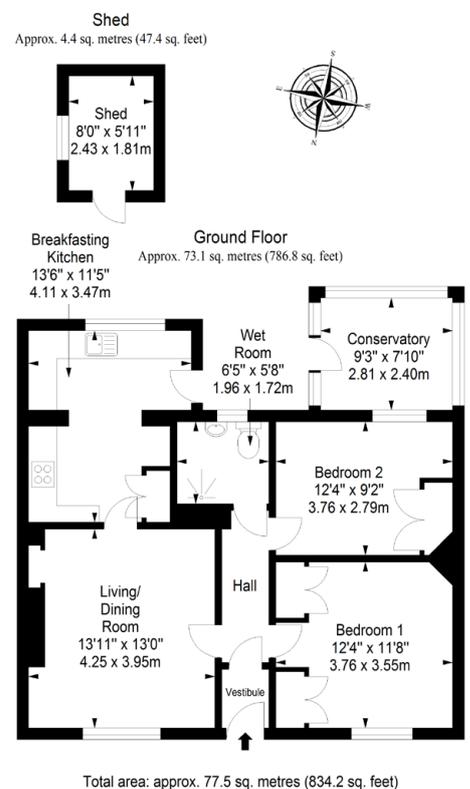
## THE PROPERTY

- Promising a tranquil village location in Macmerry, this two-bedroom semi-detached bungalow lies conveniently close to local shops, schools and transport links; presenting the perfect opportunity for first-time buyers, young families and those looking to downsize.
- Approached via a pathway through the front garden, the front door opens into an entrance vestibule flowing through to a welcoming hallway.
- Immediately on the left, you step into the spacious living and dining room. Enjoying stylish grey décor enhanced by classic coving and plush carpeting, this light and airy reception area is arranged around an elegant feature fireplace flanked by a cupboard with hidden storage and illuminated display shelving. Plenty of space is provided for lounge furniture and a seated dining area, if desired.
- The living room is conveniently connected to the south-facing kitchen. Fitted with a wide range of attractive pale green cabinets supplemented by plentiful workspace and stylish splashback tiling, the kitchen (with garden access) is further equipped with an integrated electric oven, a gas hob and a statement extractor hood, whilst space is provided for freestanding and under counter appliances and a seated breakfasting area.
- Accessed from the garden, the sunny conservatory represents a versatile space that could lend itself to a variety of uses.
- The property's two generous double bedrooms are both tastefully-decorated in muted hues and incorporate handy built-in storage.
- The bungalow further benefits from a large attic.
- Completing the accommodation on offer is a wet room comprising a shower area, a WC and a wall-hung basin.
- Gas central heating and double glazing ensure year-round comfort and efficiency.
- Externally, the bungalow enjoys a delightful, leafy front garden, bordered by hedgerows for added privacy, and a low-maintenance, south-facing rear garden with a handy shed.
- Off-street parking is provided by a private driveway to the rear.
- Extras: All fitted floor and window coverings, light fittings, integrated appliances and all white goods to be included in the sale. All furniture is also available, if desired.
- EPC Rating: D

All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

## LOCATION

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.



## 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.