



36 Annfield Court
Macmerry, East Lothian, EH33 1PN

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- Cloakroom/WC.
- Attractive living room with feature fire.
- Open access to Dining room.
- Good sized kitchen with some appliances.
- Outer hallway with access to rear garden
- Upper landing with storage.
- Access to attic.
- Three double bedrooms - two with built in mirrored wardrobes
- Spacious fully tiled shower room.
- Electric heating.
- Double glazing.
- Private garden to front.
- Good sized garden to rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

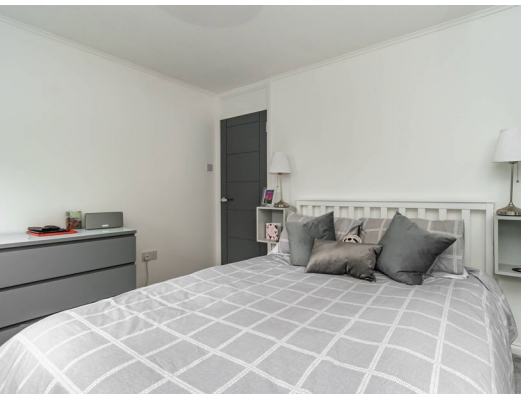
A well-presented mid-terraced villa situated within the popular East Lothian town of Macmerry, an ideal commuter base into Edinburgh and to the south with its close proximity to the A1 and Edinburgh City By-Pass. The property would make an ideal purchase for a first time buyer/young people.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 3.3 MILES TO PRESTONPANS TRAIN STATION
AIRPORT: APPROXIMATELY 24.4 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

Situated approximately one mile east of Tranent, the peaceful village of Macmerry enjoys a lovely countryside setting within easy reach of all local amenities and provides the perfect base for commuting. The town is only approximately 11 miles from Edinburgh city centre and with the A1, regular bus services and Prestonpans, Longniddry and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The nearby towns of Tranent and Haddington offer a good variety of shops on the High Street, as well as banks, restaurants, pubs, a library plus the recently opened Aldi and Asda stores in Tranent. Both Haddington and Tranent have dedicated Sports and Community Centres with a swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaid Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in nearby Musselburgh.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAIN POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN & COOKER HOOD. THE FREESTANDING FRIDGE, FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER MAY BE AVAILABLE THROUGH NEGOTIATION. THE GARDEN SHED WILL BE INCLUDED IN THE FOR SALE PRICE.





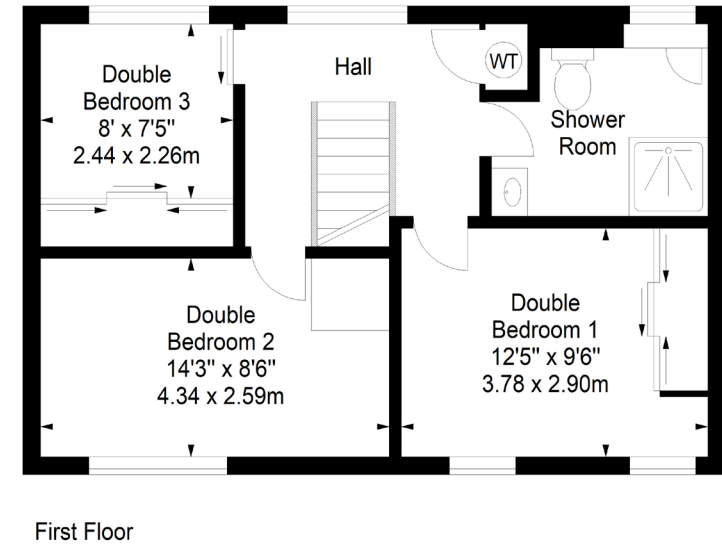
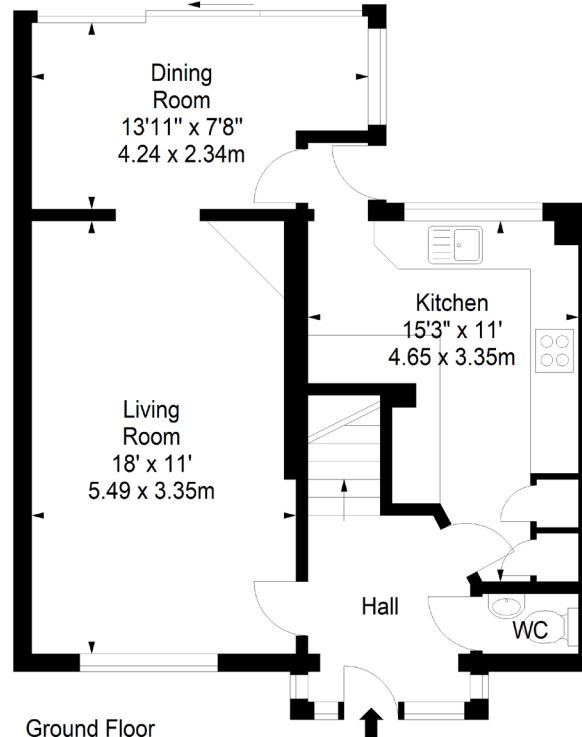
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Macmerry,
Tranent,
East Lothian, EH33 1PN**



Approx. Gross Internal Area
1041 Sq Ft - 96.71 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING E**



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.