



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**33 SAINT GERMAINS TERRACE**

Macmerry, East Lothian, EH33 1QB



Boasting exceptionally stylish, contemporary interiors, with modern fixtures and fittings and tasteful décor throughout, this two-bedroom mid-terraced house is situated in the charming East Lothian village of Macmerry and represents an ideal home for first-time purchasers, small families, couples, professionals, and rental investors alike. Macmerry is home to reliable village amenities such as a convenience store, a Post Office, a primary school, transport links across the county and further afield, and scenic open spaces, as well as having easy access to the picturesque surrounding countryside. Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, microwave, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Mid-terraced house in Macmerry
- Beautifully presented, contemporary interiors
- Welcoming entrance hall
- Elegant, south-facing living room with log-burning stove
- Contemporary dining kitchen with garden access
- Two double bedrooms (one with built-in storage)
- Three-piece bathroom with shower-over-bath
- Attic with storage space
- Good-sized, well-maintained rear garden
- Low-maintenance front garden
- Access to unrestricted on-street parking







"THE HOUSE IS PRESENTED  
IN A TRUE MOVE-IN  
CONDITION WITH STYLISH,  
CONTEMPORARY  
INTERIORS."





EPC RATING:



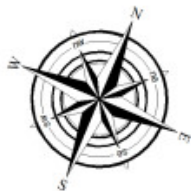
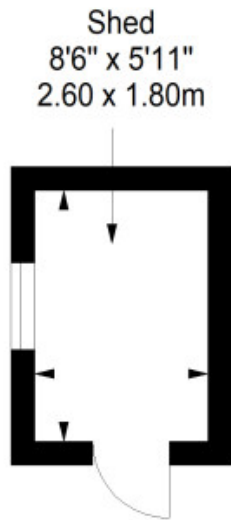
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

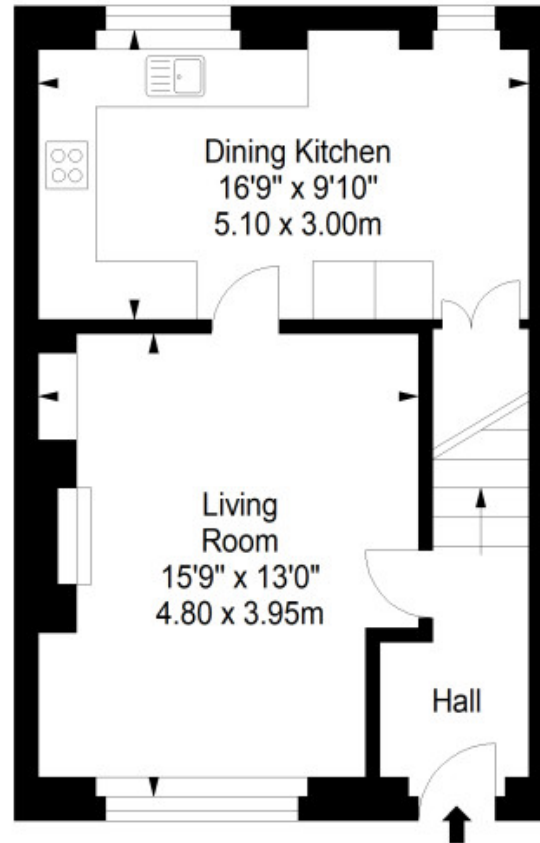
### Shed

Approx. 4.7 sq. metres (50.6 sq. feet)



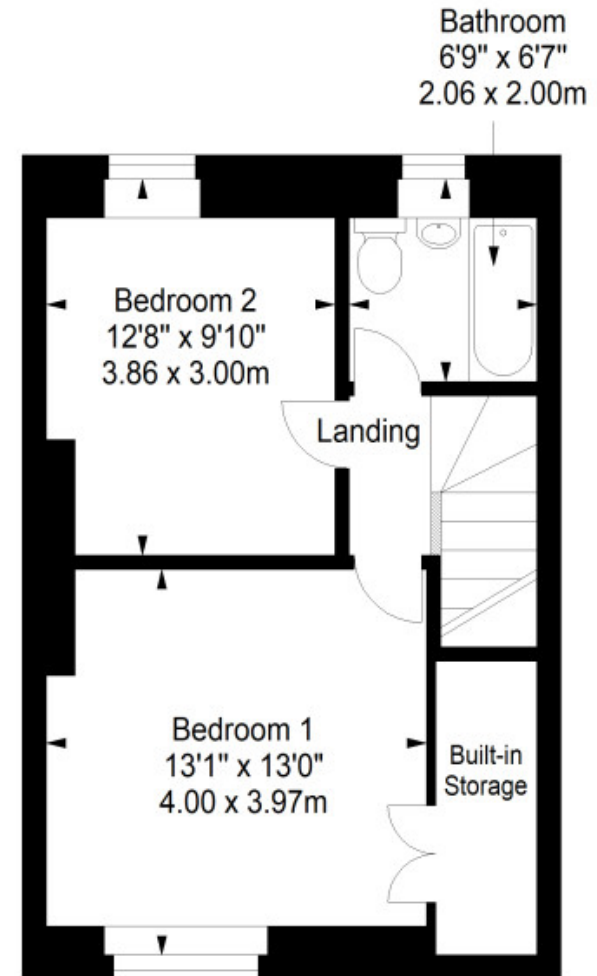
### Ground Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



### First Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 85.3 sq. metres (918.2 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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