



**21 CHESTERHALL AVENUE**  
MACMERRY, EAST LOTHIAN, EH33 1QJ



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Part of an established modern development on the edge of Macmerry, this beautifully presented detached house represents an ideal family home with five bedrooms, two reception areas, a kitchen, and two bathrooms (plus a separate WC). The house is accompanied by a landscaped garden and a private driveway, and it enjoys a peaceful open outlook over fields to the back. A hall (with built-in storage and a WC) welcomes you into the home, leading through to a living room, where a spacious footprint allows for various configurations of lounge furniture, whilst French doors open onto the garden. The room is elegantly decorated in neutral tones, enhanced by a feature wall with an electric fire and illuminated display recesses. The neighbouring kitchen and dining room enjoy a sociable open-plan layout, creating the perfect space for everyday family life and entertaining alike. The dining area can comfortably accommodate a six-seater table, whilst the adjoining kitchen is well-appointed with modern gloss-white cabinets, contrasting worktops, and splashback tiling. Integrated appliances comprise an oven, hob, extractor fan, fridge/freezer, dishwasher, and washer/dryer. The kitchen also has space for a breakfasting area, if desired, and affords external access. Completing the ground floor is one of the home's five double bedrooms, a flexible room that could alternatively be utilised as a home office or a playroom and is adjoined by a large store.

## FEATURES

- Detached house in Macmerry
- Contemporary, beautifully presented accommodation
- Entrance hall with WC
- Elegant living room with feature wall and garden access
- Open-plan kitchen and dining room
- Versatile office/bedroom five
- Four further bedrooms
- One en-suite shower room
- Separate family bathroom
- Attractively landscaped rear garden
- Private front driveway
- Gas central heating and double glazing









On the first floor, a landing (with storage and access to a floored loft) leads to the remaining four bedrooms. The bedrooms are all tastefully decorated and fitted with plush carpets for optimum comfort underfoot, and three are accompanied by built-in wardrobes. The principal bedroom also boasts an en-suite shower room. Finally, a bathroom comes complete with a bath with an overhead shower, a pedestal basin, and a WC. Gas central heating (with Nest smart controls) and double glazing ensure year-round comfort and efficiency.

Externally, the home is perfectly complemented by a landscaped rear garden featuring a well-maintained lawn, a large decked terrace, gravelled areas, a playhouse, and two sheds for outdoor storage. Private parking is provided by a double front driveway. Extras: All fitted floor coverings, window coverings, and integrated kitchen appliances will be included in the sale.









## Macmerry

Situated approximately one mile east of Tranent and six miles west of Haddington, 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, a post office/shop 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 and Haddington. At the same time, more extensive shopping and leisure facilities are available just a short drive away at Fort Kinnaid 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 are provided at the village school (Macmerry Primary School), followed by secondary education 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.









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

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

**DX540733 Haddington**

**espc**

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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

