





Welcome

Offered to the market is this charming mid terraced house situated over two levels and located in a popular residential area with good transport links.

- Spacious dual aspect lounge with ample space for lounge and dining room furniture.
- Modern white kitchen with a good range of lower and upper units, attractive tiling around ample worktop space. Door giving access to rear garden.
- On the upper level are two generous bedrooms both with built in storage.
- Bathroom with window giving natural light and a three piece suite comprising bath with shower over, glazed shower screen wash hand basin and wc set within vanity units. Shower-boards to walls.
- Externally there is are gardens to the front and rear, the rear garden is predominantly paved giving an excellent space for alfresco dining and entertaining.
- There is a single garage associated with the property.
- The property benefits from has central heating and double glazing





Macmerry

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 Longniddry, Prestonpans 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 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 Kinnaird 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 higher education on offer at Edinburgh College and Queen Margaret University,

Extras

Included in the sale are window coverings, featured fireplace and light fittings.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.