



4 Brierbush Road, TRANENT, EH33 1PW









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



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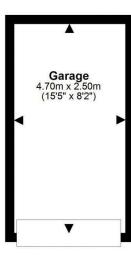
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Property Hub: 25-27 High Street, Dalkeith EH22 1JB

Bruntsfield Office: 103-105 Bruntsfield Place, Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.









Ground Floor

First Floor

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.