



43 Annfield Court

Macmerry, EH33 1PN



3



1



2



82sqm

EPC

C

AS Anderson
Strathern

43 Annfield Court

Macmerry, EH33 1PN

Freshly refurbished and move-in ready, this stunning 3-bedroom home in a peaceful cul-de-sac offers 82sqm of beautifully presented accommodation. Enjoy bright, south-facing living spaces and a sleek new kitchen, all freshly painted with brand new flooring, carpets, and internal doors throughout. The stylish family bathroom, handy downstairs WC, and modern ensuite shower room to the main bedroom are all brand new too.

The layout includes a spacious living and dining room, contemporary kitchen, three well-proportioned bedrooms, and excellent storage including a partially floored attic. Gas central heating and double glazing ensure year-round comfort.

Outside, the private front and rear gardens feature a mix of lawn, paving, established planting, and a garden shed, creating perfect spaces for relaxing or entertaining. There is unallocated residents' parking along with private off-street parking to the front.

Set in the heart of Macmerry, just a short drive from Edinburgh and close to local amenities, this beautifully finished home is ready to welcome its new owners.

Property features

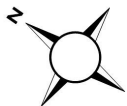
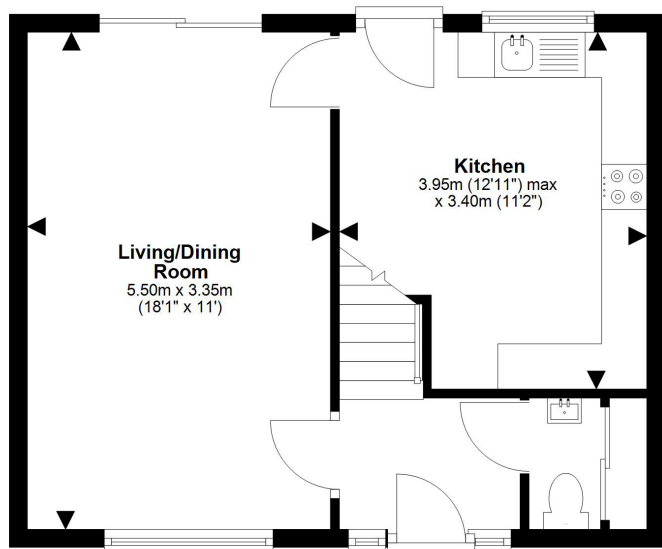
- Fully refurbished throughout
- Brand new kitchen
- Brand new bathrooms
- Front and rear gardens
- Gas central heating
- Double glazing
- Private off-street parking
- Excellent storage



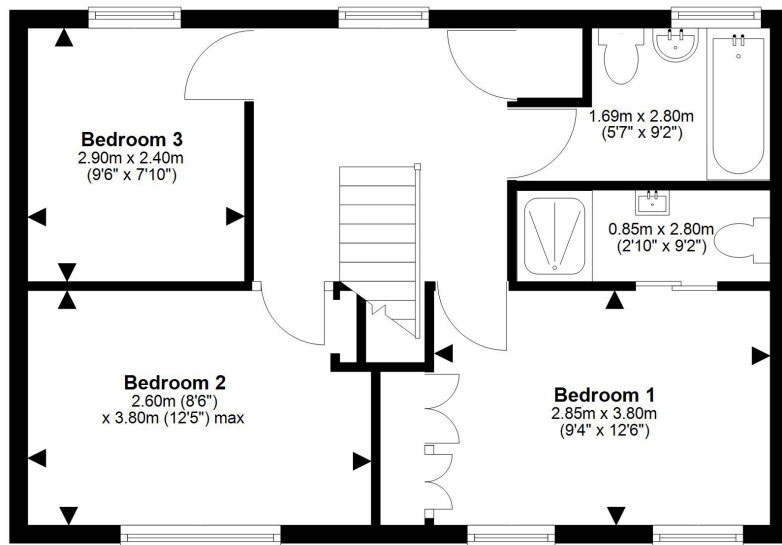


Location

Macmerry is a quiet, well-connected village in East Lothian, offering the perfect balance of rural charm and convenience. Located just off the A1, it provides quick access to Edinburgh, with regular bus links to nearby towns such as Tranent and Haddington. The village has a primary school, nursery, convenience store and takeaway, while a wider range of shops and services can be found close by. Surrounded by open countryside and just a short drive from East Lothian's beautiful beaches and golf courses, Macmerry is ideal for families, commuters and those seeking a peaceful yet accessible location.



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.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and freestanding appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services

Council tax band B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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Haddington
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Lerwick
Nordhus,
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ZE1 0LZ
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