

**Tranent**

Call 01875 611211

**Offers over £160,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**2 Annfield Court, Macmerry, EH33 1PN**



Spacious and well-presented, this three bedroom terraced villa is located in a popular residential street within the sought-after and tranquil East Lothian village of Macmerry. With easy access to local amenities and excellent transport links, the property offers a superb opportunity for first-time buyers or young families. It boasts generous room proportions, good-size gardens to the front and rear, and a well-designed internal layout. Early viewing is highly recommended.

Accommodation

GROUND FLOOR

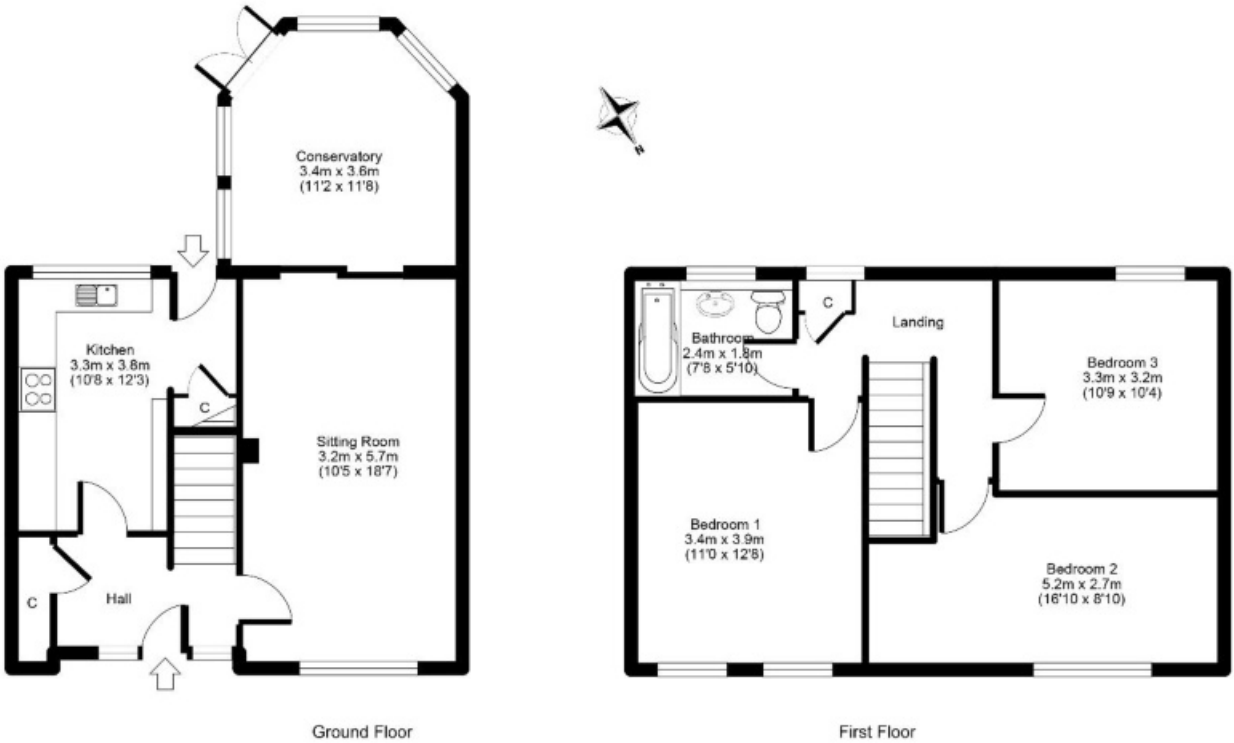
- \* Entrance hallway, light and airy, with a built-in storage cupboard
- \* Good sized fitted kitchen, further storage cupboard and access to the rear garden
- \* Bright and spacious sitting room with ample space for a dining table; patio doors open into the:
- \* Conservatory, overlooking the rear garden with direct access to paved patio areas

FIRST FLOOR

- \* Upper landing with storage cupboard off and hatch to the attic
- \* Three spacious double bedrooms
- \* Bathroom with electric shower over the bath.

ADDITIONAL INFORMATION

- \* Double glazing
- \* Electric storage heating
- \* Enclosed garden grounds to the front, mainly laid to lawn and to the rear, paved for ease of maintenance
- \* Ample on-street parking



2 ANNFIELD COURT MACMERRY EH33 1PN

All measurements and fixtures including doors and windows are approximate and should be independently verified. Copyright © 2025 PreviewMyHome.co.uk

Situation

Situated approximately one mile east of Tranent, the tranquil village of Macmerry enjoys an idyllic countryside setting within easy reach of local services and amenities and offers the best of city and country living. Cherished for its quiet, rural ambience, the village boasts a primary school, pub, a pizzeria as a well-maintained village green, the venue for the annual summer gala and other community events. 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 the recently opened 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 tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in nearby Musselburgh.

Fixtures and Fittings

All fixtures and fittings form part of the sale, including fitted flooring and light fittings. Also included are the curtains, free standing cooker and washing machine. No warranty is provided in respect of the white goods.

Services

Mains electricity, water and drainage

EPC

D

Council Tax

Council Tax Band: B

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Tranent**

**Call 01875 611211**

54 High Street,  
Tranent, EH33 1HH  
Phone: 01875 611211  
Email: tranent@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm

Also At:

|             |                       |
|-------------|-----------------------|
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| Kelso,      | Tel 01573 400 399     |
| Melrose,    | Tel 01896 822 796     |
| Peebles,    | Tel 01721 723 999     |
| Selkirk,    | Tel 01750 723 868     |
| Langholm,   | Tel 013873 80482      |
| Annan,      | Tel 01461 202 866/867 |
| Tranent,    | Tel 01875 611211      |



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.