



6 Whiteloch Court

Macmerry, EH33 1QH



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2



98sqm

EPC

C

AS Anderson
Strathern

6 Whiteloch Court

Macmerry, EH33 1QH

Tucked away in a quiet cul-de-sac in the popular village of Macmerry, this well-presented three-bedroom semi-detached home offers a great combination of space (98sqm), comfort and practicality. With its bright interior, smart layout and sunny, low-maintenance garden, it's ideal for families or couples.

The open plan living and dining area provides plenty of space for relaxing or entertaining, while the generous kitchen just off the living room has excellent storage, ample workspace and room for a dining table. From here, there's easy access out to the rear garden.

Also on the ground floor is a double bedroom, a modern family bathroom, and a handy utility room. Upstairs, there are two further good-sized bedrooms and a stylish shower room.

Outside, the south-west facing rear garden is a real suntrap and has been designed to be easy to look after, ideal for enjoying the warmer months with minimal upkeep.

The house also benefits from private off-street parking, double glazing, gas central heating, three large walk-in cupboards and a partly-floored loft, offering excellent storage throughout.

Property features

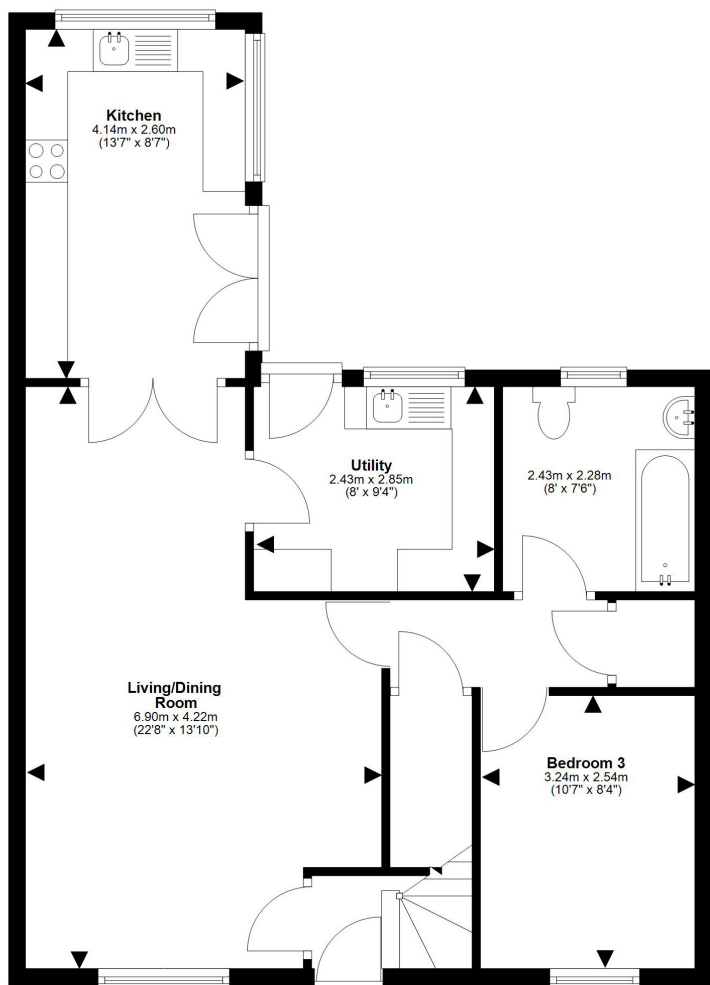
- South-west facing rear garden
- Private off street parking
- Double glazing
- Gas central heating
- Large utility room
- Partially floored loft



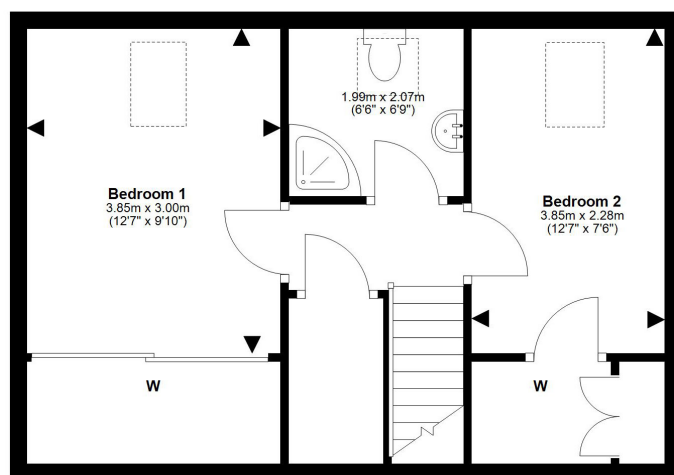


Location

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 appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council tax band E

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.

espc

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