

KILGOUR

PROPERTY



35 Grant Crescent, Macmerry, EH33 1FQ





- Lounge
- Separate Kitchen/Dining Room
- WC
- 4 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Driveway
- Detached Garage
- Open Views
- Council Tax – Band F
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

Description

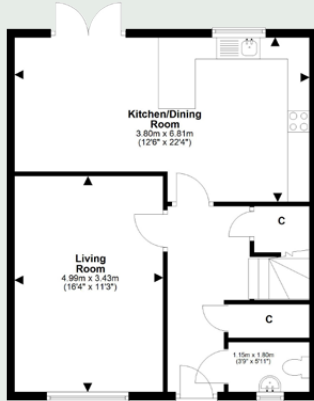
A beautifully presented family home that is set on an impressive plot with excellent open views to the rear of the property. The home will undoubtedly favour the family buyer and is in excellent move in condition. There is gas central heating and double glazing throughout.

Externally there are well maintained gardens to the front and rear and a driveway leading to a detached garage for secure off street parking.

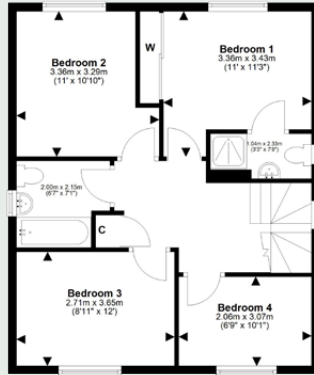
Location

The village of Macmerrie 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 and a well maintained village green, the venue for the annual summer gala and other community events. The town is only approximately 10 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.



1 4 2 B 
ABC
EPC BANDF 
COUNCIL TAX BAND

Ground Floor



First Floor

Lounge	16'4 x 11'3	4.99 x 3.43m
Kitchen/Dining Room	22'4 x 12'6	6.81 x 3.80m
Bedroom 1	11'3 x 11'0	3.43 x 3.36m
En Suite	7'8 x 3'5	2.33 x 1.04m
Bedroom 2	11'0 x 10'10	3.36 x 3.29m
Bedroom 3	12'0 x 8'11	3.65 x 2.71m
Bedroom 4	10'1 x 6'9	3.07 x 2.06m
Bathroom	7'1 x 6'7	2.15 x 2.00m







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