



17 McIntyre Lane
MACMERRY | EAST LOTHIAN | EH33 1QL


warners
solicitors & estate agents



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Nestled on a quiet cul-de-sac in the heart of Macmerry surrounded by vast open green spaces, quick transport links and excellent local amenities is this immaculately presented semi-detached house with driveway and front and back garden.

The accommodation comprises welcoming entrance hallway with useful W/C compartment, bright lounge which flows through to the contemporary dining kitchen with attractive units and patio doors out to the rear garden and following up a wide staircase the upper landing boasts three well-proportioned bedrooms all with built in storage and the home is completed by a stylish bathroom with shower over bath. Externally the front garden is laid to lawn with the fully enclosed rear garden laid to lawn with decked area perfect for alfresco dining.

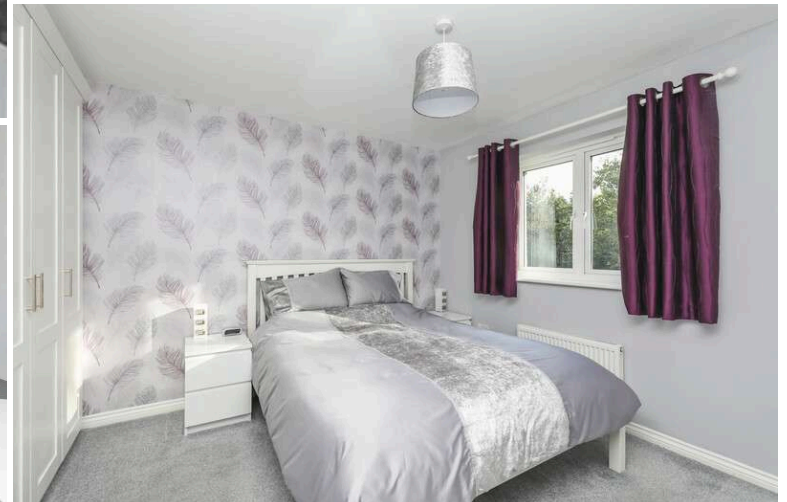
- Semi-detached house
- Quiet cul-de-sac
- Front and Back gardens
- Driveway
- Welcoming hallway
- Bright lounge
- Contemporary dining kitchen
- 3 well-proportioned bedrooms
- Stylish bathroom
- Gas central heating

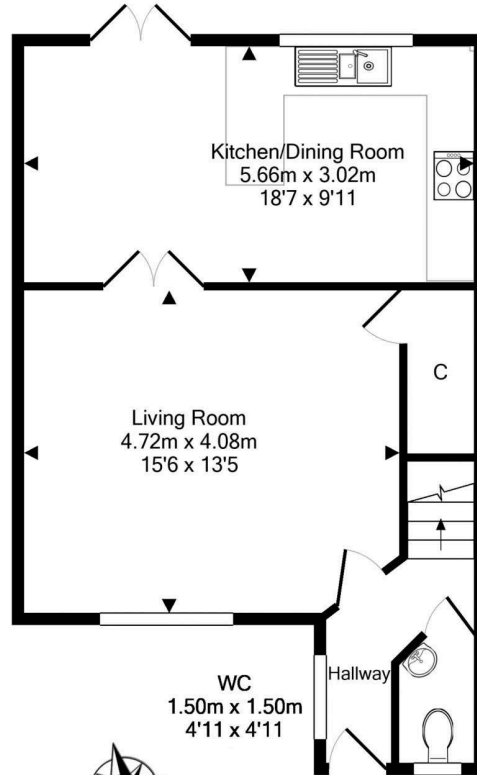
Extras included in the sale are carpets, floor coverings, curtains, blinds, integrated hob, oven, fridge freezer and dishwasher. EPC rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

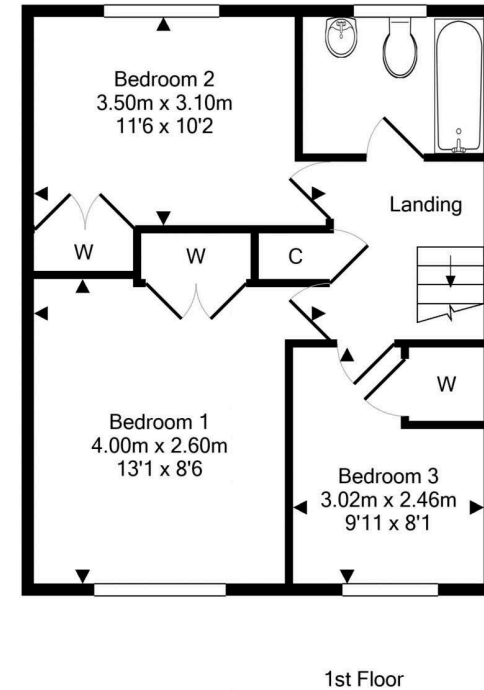


The popular East Lothian village of Macmerry is located amid pleasant open countryside with excellent beaches nearby at Port Seton, Longniddry, Aberlady and Gullane. The area enjoys a close knit community spirit and lies within easy commuting distance of Edinburgh via the A1 (approximately 13 miles). Tranent (located approximately 1 mile away) and Musselburgh (4 miles) offer an excellent range of amenities whilst further facilities can be found at Fort Kinnaird Leisure Complex at Newcraighall which is easily accessible by car. Well regarded Educational facilities are available in the area catering for children from nursery to primary school age. A public transport network operates throughout the village, East Lothian and further afield. The city bypass and main motorway networks are also within easy reach.





Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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