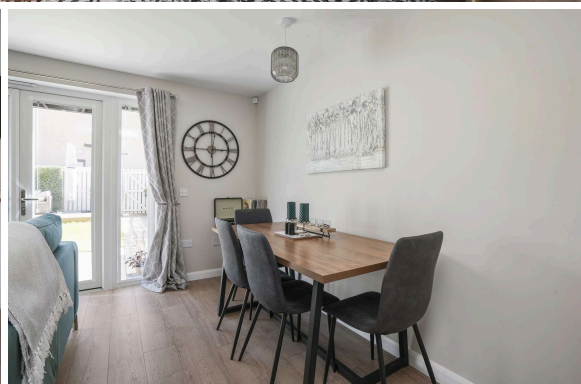




5 Liney Walk  
MACMERRY | EH33 1FP





## 5 Liney Walk

MACMERRY | EH33 1FP

Warners are delighted to present this immaculate three-bedroom semi-detached house, nestled within a peaceful and modern development in the heart of Macmerry. Boasting stylish interiors, high-quality finishes, and a thoughtfully designed layout, this impressive home is offered in true walk-in condition—perfect for young families & professionals, a contemporary home in a well-connected village setting. Upon entering, a welcoming hallway provides access to the main living areas and includes a convenient downstairs WC. To the rear of the home, a bright and spacious sitting and dining room offers the perfect space for relaxing and entertaining, with French doors opening directly onto the attractively designed south facing rear garden. A sleek, modern kitchen lies to the front of the home, featuring a full range of contemporary cabinetry, integrated appliances, and generous counter space—ideal for cooking enthusiasts. Upstairs, the property offers three well-proportioned bedrooms. The principal double bedroom includes integrated wardrobes for ample storage, while a second double bedroom provides further flexibility for family living or guests. The third bedroom, a comfortable single, is ideal for use as a child's bedroom, dressing room, or home office. A stylish family bathroom completes the upper level, fitted with a modern suite and shower over bath. Externally, the property enjoys a beautifully landscaped, fully enclosed rear garden which is laid to lawn with separate patio and raised decking areas making it perfect for al fresco dining and outdoor entertaining—as well as a neatly maintained front garden. Additional features include gas central heating, double glazing, solar panels and there is a resident and visitor parking.

### Key Features & Accommodation:

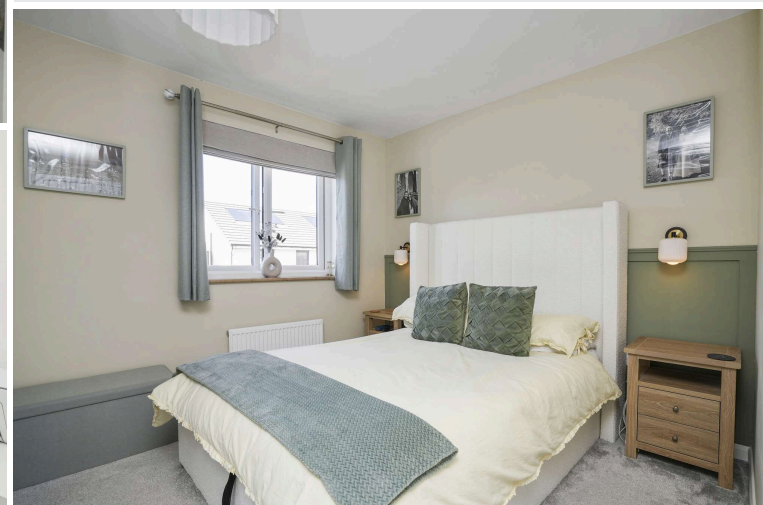
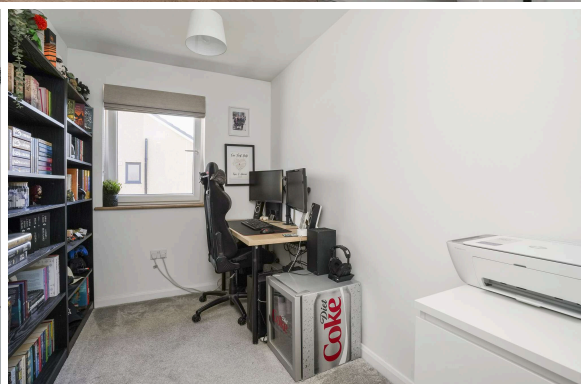
- Immaculately presented three-bedroom semi-detached house
- Set in the modern, well-maintained development in the heart of Macmerry
- Offered to the market in true walk-in condition with stylish interiors
- Welcoming entrance hallway with built-in storage & convenient WC
- Bright and spacious sitting/dining room leading to rear garden
- Modern fitted kitchen with integrated appliances
- Principal double bedroom with integrated wardrobes
- Second well-proportioned double bedroom & third single bedroom
- Family bathroom with three-piece suite and shower over bath
- Gas central heating, double glazing and solar panels throughout
- Landscaped rear garden laid to lawn with separate patio and raised decking areas along with neatly maintained front garden

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

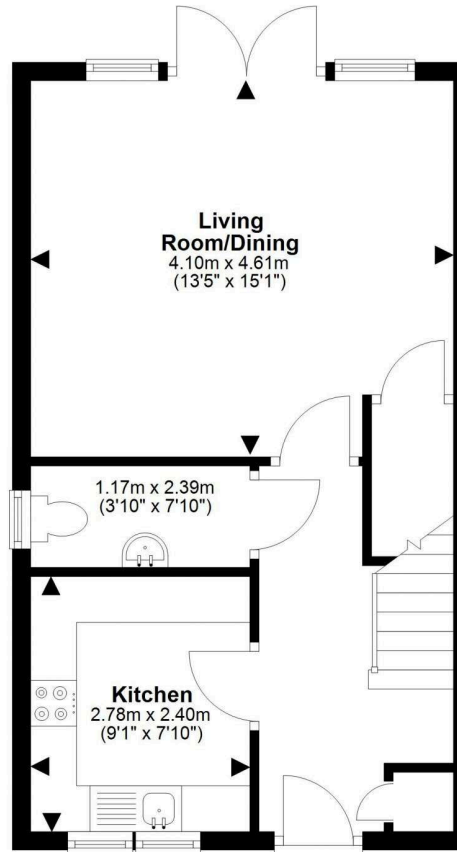


All integrated kitchen appliances will be included in the sale of the property along with all curtains & blinds. Other items may be available with separate negotiation EPC: B CT: D Factoring: Approx.: £22 P/Q to hacking and Paterson.

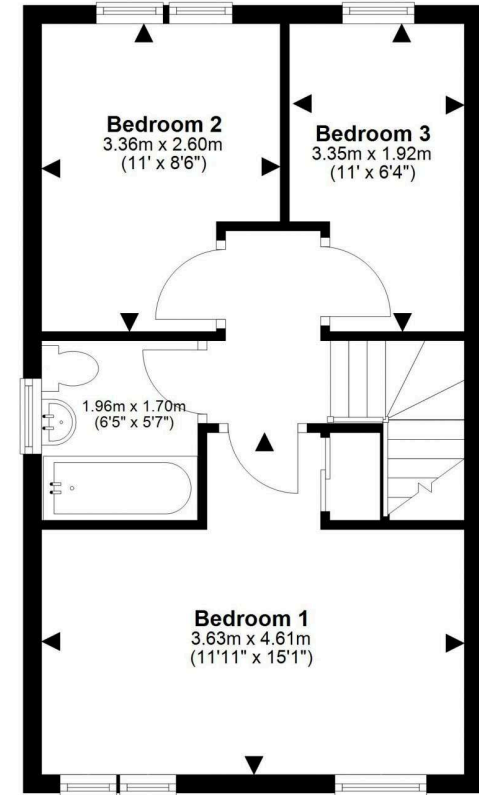
The popular East Lothian village of Macmerry is located amid pleasant open countryside with excellent beaches nearby at Port Seton, Longniddry, Aberlady and Gullane. Village shops include a deli bakery, butcher's and convenience store. Just a short journey along the A199 takes you into neighbouring Tranent, offering a wider range of amenities. For larger shopping trips, Fort Kinnaird retail park which includes a Marks and Spencer, can be easily reached. The A1 access is close by and for commuters there are railway stations at Prestonpans and Longniddry.







**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.