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39 Grant Crescent  
MACMERRY | EH33 1FQ

  
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## 39 Grant Crescent

MACMERRY | EAST LOTHIAN | EH33 1FQ

Set in the heart of sought-after Macmerry, moments from excellent amenities, quick transport links and the vast open countryside is this immaculately presented detached house. Nestled in a modern, manicured development the property boasts a long driveway, garage, front and rear gardens, gas central heating and double glazing and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, a bright lounge with picture window, a luxury dining kitchen with attractive units, breakfast bar and generous dining space and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the upper level enjoys a master bedroom with built-in wardrobe and elegant en-suite shower room, three further well-proportioned double bedrooms and the home is completed by a main bathroom with white three piece suite. Externally the fully enclosed, secluded rear garden is mainly laid to lawn with a delightful decked area ideal for al fresco entertaining.

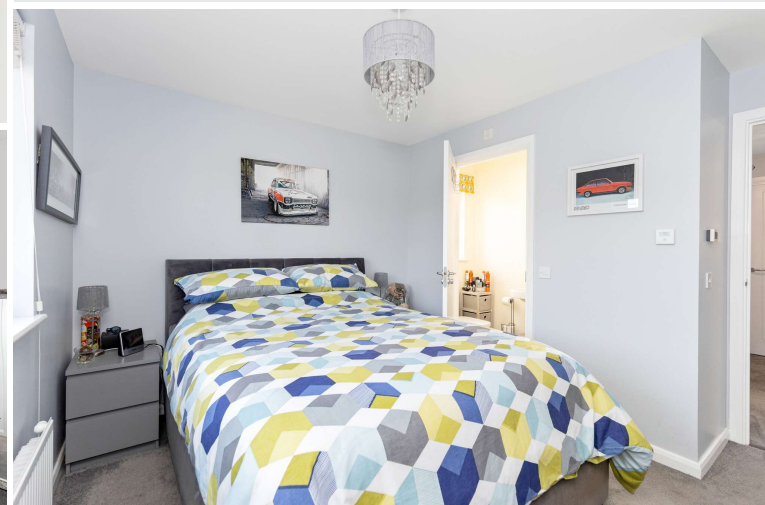
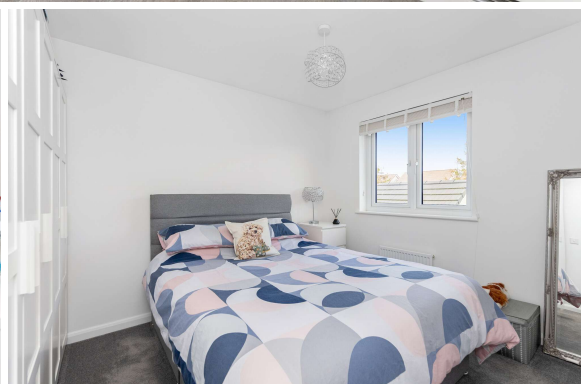
- Detached family home in quiet development
- Long driveway, garage and front and rear gardens
- Bright lounge, luxury dining kitchen
- Four large double bedrooms
- Two bathrooms and a W/C

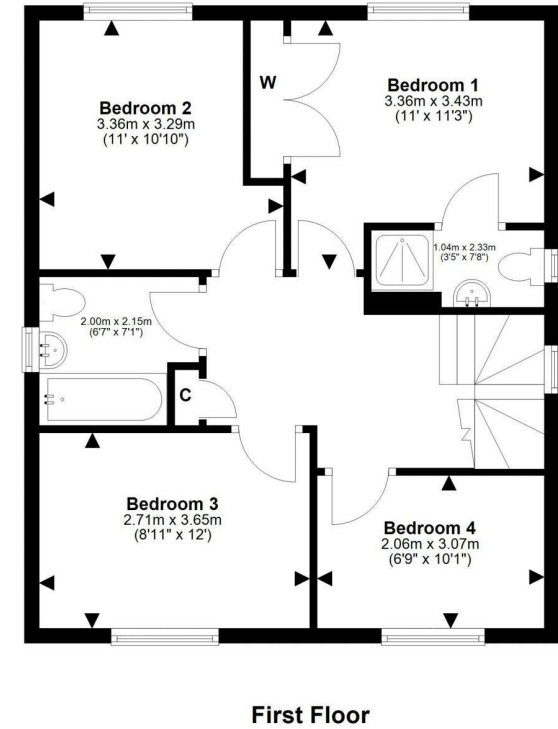
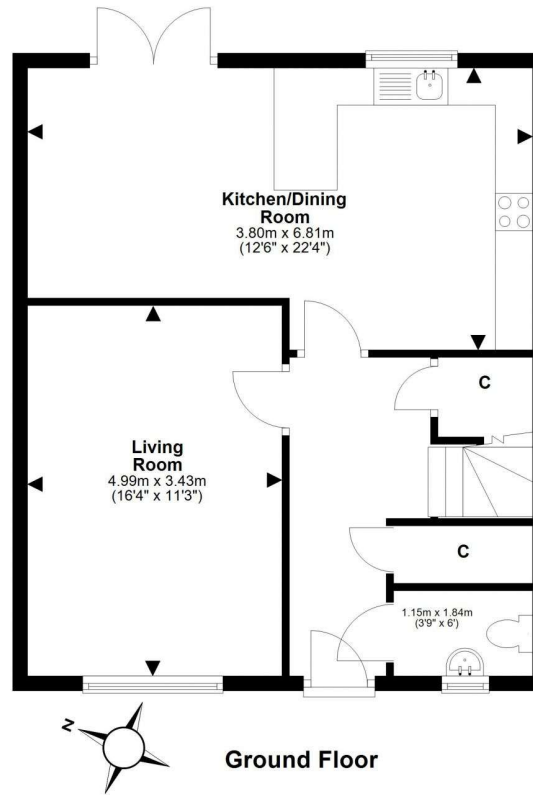
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property, including dishwasher, washing machine and fridge freezer, along with all blinds, carpets and living room TV bracket. EPC: B CT: F. Factoring: Hacking & Paterson Approx. £20 P/M.

The popular East Lothian village of Macmerrie 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





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.