

COULTERS[©]

1 WESTBANK ROAD

MACMERRY, TRANENT, EAST LoTHIAN, EH33 1PL

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated within the popular and well-connected village of Macmerry, 1 Westbank Road is an attractive and well presented two-bedroom semi-detached bungalow, ideally located within easy reach of local amenities, excellent transport links to Edinburgh and the stunning East Lothian coastline.

KEY FEATURES



Attractive semi-detached bungalow



Two double bedrooms with wardrobes



Generous private garden with a decked terrace



Ample on-street parking



Ideally located close to local amenities and transport links



Bright, well proportioned contemporary accommodation



EPC Rating - C

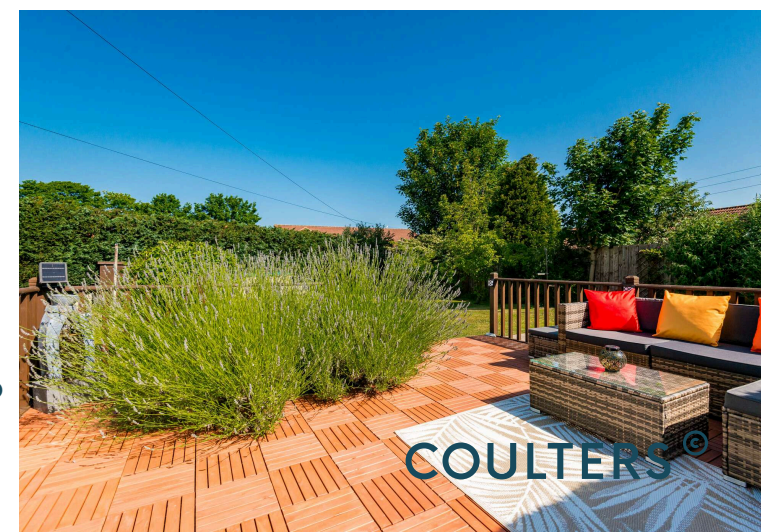


Council Tax Band - C



The bright and well-proportioned accommodation is presented in excellent order throughout and offers comfortable, single-level living, perfectly suited to a range of purchasers. A particular feature of the property is the generous wraparound garden, which provides a wonderful outdoor space to enjoy, together with a decked terrace ideal for al fresco dining and entertaining and ample on-street parking.

The accommodation comprises a welcoming entrance hall, a bright sitting room enjoying an outlook to the front of the property, and a stylish kitchen/breakfast room fitted with an excellent range of units and appliances, with direct access to the terrace and garden beyond. There are two well-proportioned double bedrooms, both benefiting from wardrobes, together with a modern family bathroom.





THE LOCAL AREA

Macmerry is a popular village lying approximately two miles east of Tranent. The village has a Post Office, nursery and primary school with further shopping facilities and amenities available at nearby Tranent and Haddington.

Macmerry is very well placed for access to Edinburgh and beyond to the central motorway network and Edinburgh International airport.

Nearby Tranent has a wide variety of shops and other amenities including a sports centre and swimming pool.

EXTRAS

All fitted carpets, floor coverings, curtains, blinds, light fittings, the induction hob, oven, microwave, fridge/freezer, the washing machine, the bedroom wardrobes, bistro set, garden furniture, large shed, and three garden storage units are included in the sale price.

The electric fire and surround are available by separate negotiation.

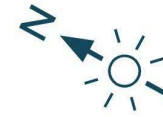


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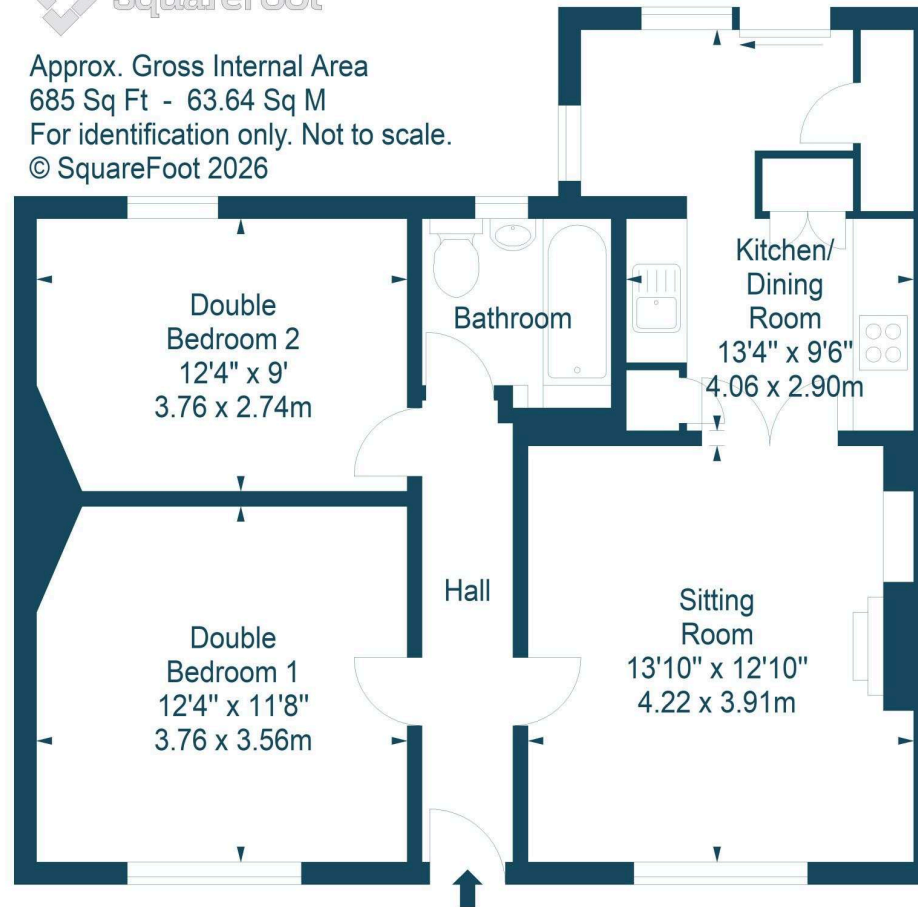
HOME REPORT VALUATION: £230,000



Westbank Road,
Macmerry,
Tranent,
East Lothian, EH33 1PL



Approx. Gross Internal Area
685 Sq Ft - 63.64 Sq M
For identification only. Not to scale.
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Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.