

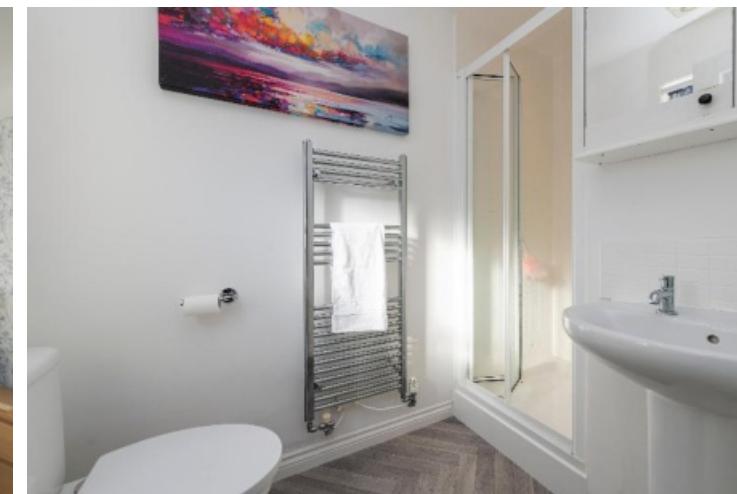
Tranent  
Call 01875 611211

**Fixed Price £355,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS  
[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**11 Chesterhall Avenue, Macmerry, Tranent, EH33 1QJ**



This elegant and immaculately maintained property offers an exceptional combination of style, comfort and convenience. Set on a generous corner plot, the house enjoys a distinguished presence on the quiet residential street, with double frontages giving light and scope for extension (subject to planning). The sellers have tastefully upgraded and maintained the accommodation throughout, with particular attention to detail. A notable feature is the former garage, now cleverly converted into a well-equipped gym. The area is known for its excellent schools and strong community appeal, making this an ideal family home in a highly sought-after catchment. Early viewing strongly recommended to appreciate the presentation and location.

## Accommodation

### GROUND FLOOR

- \* Entrance hallway
- \* Bright sitting room with box window / double doors offering direct access to the rear garden patio area
- \* Open plan kitchen / dining, family room with bay window
- \* Cloakroom
- \* Gym / utility room (former garage) – with separate access from the front of the property, fully converted and insulated, with power and lighting. A versatile space that would also work well as a home office

### FIRST FLOOR

- \* Master bedroom with built-in wardrobes, large windows and en-suite shower room
- \* Three further bedrooms
- \* Family bathroom with over-bath shower

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Corner plot & wraparound garden offering a good degree of privacy and a sunny aspect
- \* Driveway providing off-street parking
- \* Garden shed
- \* Given the corner plot and layout, there is scope (subject to planning permission) for extension



Ground Floor

First Floor

11 CHESTERHALL AVENUE MACMERRY EH33 1QJ

All measurements and fixtures including doors and windows are approximate and should be independently verified. Copyright © 2025 PreviewMyHome.co.uk

### Situation

Situated approximately one mile east of Tranent, the tranquil village of Macmerry 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 11 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.

### Fixtures and Fittings

All fixtures and fittings form part of the sale including fitted flooring, blinds, light fittings and integrated appliances where applicable. The condition of the white goods is not warranted.

### Services

Mains electricity, gas, water and drainage

### EPC

C

### Council Tax

Council Tax Band: F

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

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Tranent, EH33 1HH  
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Monday to Friday: 9.00am to 5.00pm

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