



6 Station Row

Macmerry, EH33 1PD



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67sqm

EPC

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AS Anderson
Strathern

6 Station Row

Macmerry, EH33 1PD

A cheerful and carefully extended mid-terrace cottage offering colourful interiors and inviting outdoor space, this home combines period character with a colourful, uplifting atmosphere.

Arranged on one level, the layout includes a spacious sitting room that enjoys excellent natural light and provides a welcoming focal point for daily living or entertaining. The bright kitchen offers generous storage and worktop space, and connects smoothly with the rear garden.

Both bedrooms are well proportioned, and the second bedroom provides the flexibility to serve as a home office and guest room, thanks to the existing mezzanine setup. The contemporary bathroom includes a three piece suite with an overhead shower. Several cupboards and an attic provide good storage space.

The generous rear garden is a standout feature, arranged with a raised deck, lawn, and useful storage. Its vibrant colours and varied seating areas create an enjoyable setting for outdoor dining, play, or gardening. Across a shared lane, the substantial garage with power offers secure parking or workshop potential, along with additional off street parking.

Presented in excellent decorative order, the home benefits from gas central heating, double glazing, and a wood-burning stove that adds further comfort. It represents an appealing opportunity for buyers seeking a bright, colourful, and versatile property with excellent outdoor space.

Property features

- Flexible layout
- Modern kitchen
- Modern bathroom
- Garage with power
- Wood-burning stove
- Gas central heating
- Double glazing



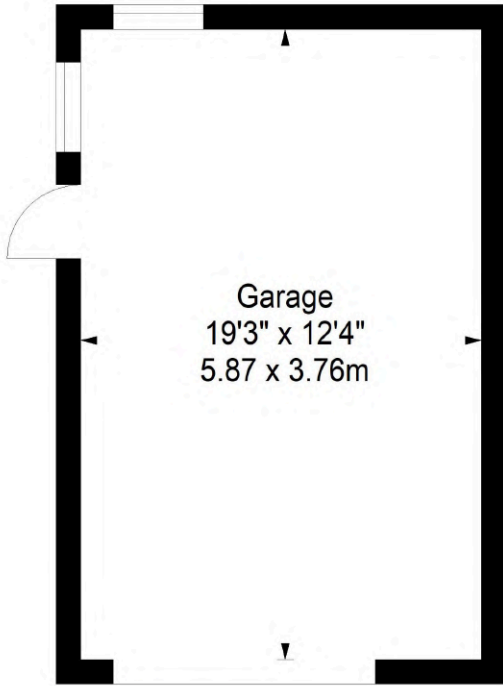


Location

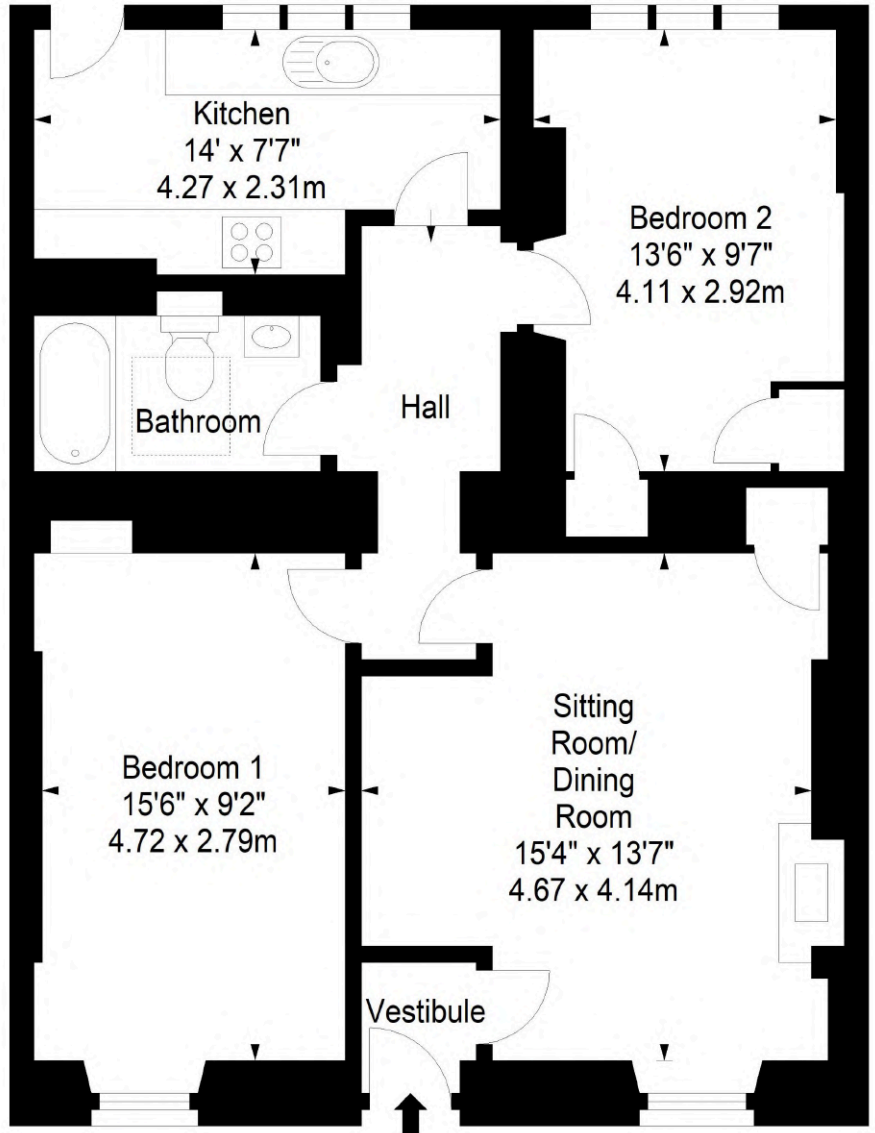
Macmerry is a quiet, well-connected village in East Lothian, offering the perfect balance of rural charm and convenience. Located just off the A1, it provides quick access to Edinburgh, with regular bus links to nearby towns such as Tranent and Haddington. The village has a primary school, nursery, convenience store and takeaway, while a wider range of shops and services can be found close by. Surrounded by open countryside and just a short drive from East Lothian's beautiful beaches and golf courses, Macmerry is ideal for families, commuters and those seeking a peaceful yet accessible location.







Ground Floor



Ground Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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