










Offers Over  
**£265,000**

## 34 Grant Crescent

Macmerry | East Lothian | EH33 1FQ

An excellent opportunity has arisen to purchase this impressive, beautifully presented semi-detached villa affording superb countryside views to the rear, delightful private sunny gardens and a three-car driveway to the side. Quietly positioned within a lovely modern development with community green and children's playpark, yet conveniently placed for swift access to the A1 and city bypass with many amenities locally or in the nearby neighbouring village of Tranent.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms & WC apartment
-  Private Gardens
-  Multi-vehicle driveway
-  EPC Rating - B
-  Council Tax Band - E



## Description

Offered to the market in true turn-key condition, this beautiful home has been meticulously maintained and enjoys high quality fixtures and fittings throughout with a key feature being the super panoramic views to the rear over open countryside. Undoubtedly appeal to the professionals, families or retirees alike, the stylish, light-filled accommodation comprises; entrance hallway with handy two piece WC apartment. There is an attractive, front-facing reception room, a sizeable dining kitchen with large understair cupboard and French doors leading to the delightful landscaped rear garden. The kitchen itself is fully integrated and fitted with ample wall and base units with built-in hob/oven/hood, fridge freezer, dishwasher and washing machine. A carpeted staircase from the hall leads to the first floor which houses all three good sized double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room with mains shower. Lastly the family bathroom comprises of a white three piece suite with mains shower over bath. Further benefits include gas central heating, double glazing and solar panels.



## Extras

All fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood, integrated fridge freezer, washing machine and dishwasher.

## Gardens and driveway

There is a private garden to the front laid to lawn with attractive borders with pathway leading to the entrance. There is a sizeable monoblocked driveway to the side of the property, providing off-street parking for several vehicles. The fully enclosed rear garden, which is not overlooked and benefits from open countryside beyond, is a delightful space, cleverly landscaped to enjoy the sun at different times of the day with lawn, patios and two garden sheds, included in the sale.

## Factors

Hacking & Paterson are the Factoring Agents for the development to which a fee of approx. £36 per quarter is payable for the upkeep of the communal garden grounds.

## Viewing

By appointment with Neilsons on 0131 625 2222.





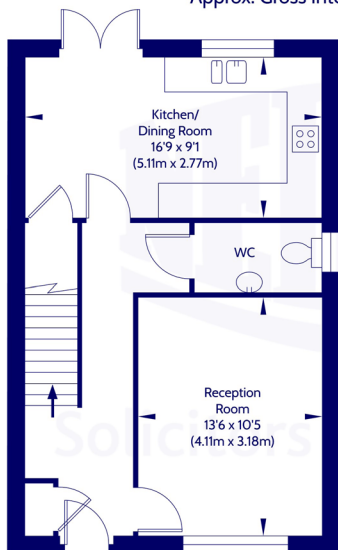
## Location

Situated just over a mile east of Tranent, the peaceful village of Macmerry enjoys a charming countryside setting while remaining close to local amenities. The village offers a pub, pizzeria, primary school and a wellkept village green, host to the annual summer gala and other community events. More extensive shopping and leisure facilities are available in nearby Tranent, with Fort Kinnaird and Straiton Retail Park only a short drive away. Nestled in picturesque East Lothian, Macmerry provides excellent opportunities for outdoor pursuits, with several renowned golf courses nearby and sports and fitness facilities in Tranent, including leisure centres and the East Lothian Athletics Arena. Macmerry Primary School serves early years and primary education, with Ross High School in Tranent providing secondary schooling. A range of independent schools in East Lothian and Edinburgh are also easily accessible. The village is ideal for commuters, with swift access to Edinburgh via the A1, Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network, alongside regular bus services to the capital.

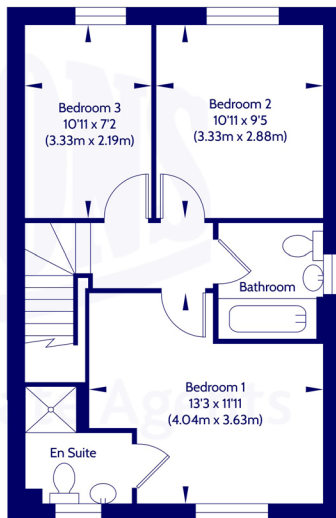




Approx. Gross Internal Floor Area 85 Sq M / 915 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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