



GARDEN STIRLING BURNET

**31 ANNFIELD COURT,**  
MACMERRY, TRANENT, EH33 1PN



2



1

EPC  
RATING

C

COUNCIL  
TAX BAND

C



## SUMMARY

This two-bedroom terraced home is set within an established residential area of Macmerry, offering a convenient East Lothian location close to local shops, schools, and everyday amenities, with excellent transport links to surrounding towns and the Edinburgh city centre. The setting also provides easy access to green spaces and the wider East Lothian countryside. Now requiring cosmetic upgrades to unlock its full potential, the home features a sunny southwesterly-facing double-aspect living room, a kitchen with ample space for seated dining, two double bedrooms, and a bathroom with a towel warmer. Externally, there are private gardens to the front and rear, along with on-street parking.

Extras: Property sold as seen, no warranty will be given.

## FEATURES

- Terraced house in Macmerry
- Set in an established residential neighbourhood
- Excellent opportunities for cosmetic upgrading
- Entrance hall with storage
- Spacious living room with a southwesterly aspect
- Well-appointed dining kitchen
- Two double bedrooms
- Bathroom with a towel warmer
- Private front and rear garden
- On-street parking
- Gas central heating and double-glazed windows





**OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS**

**Tel: 01620 825 368  
Fax: 01620 824 671**

**DX540733 Haddington**

**espc**

HOUSE SALES

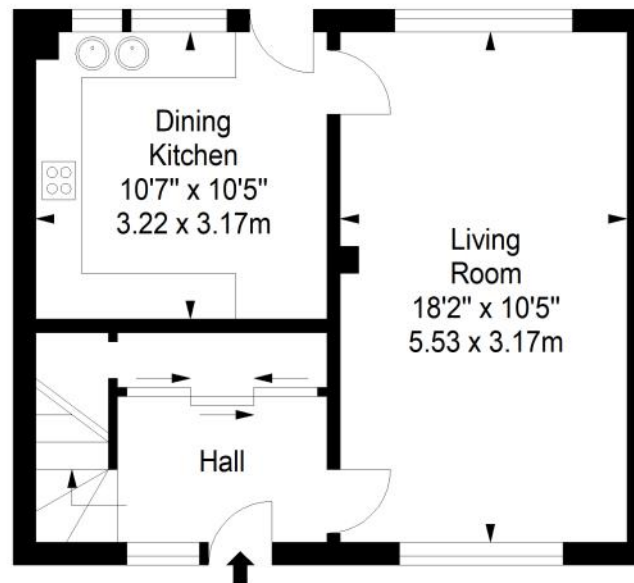
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

### Ground Floor

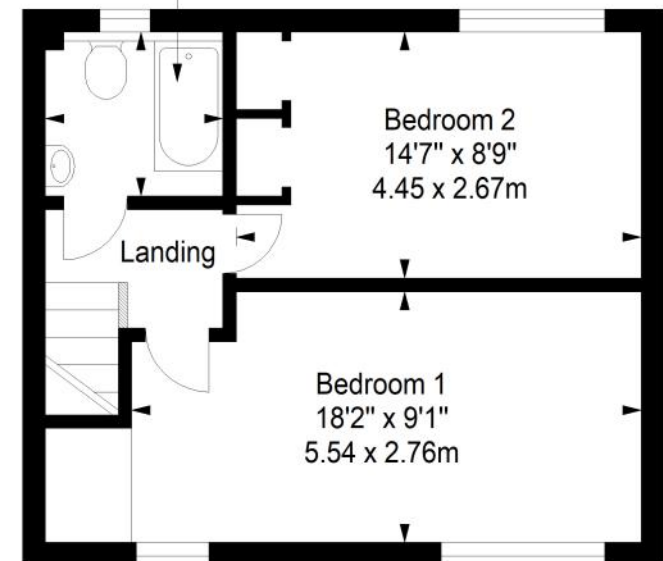
Approx. 36.4 sq. metres (391.8 sq. feet)



### First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)

**Bathroom**  
6'4" x 6'0"  
1.93 x 1.83m



Total area: approx. 72.8 sq. metres (783.6 sq. feet)