



11
Grant Crescent

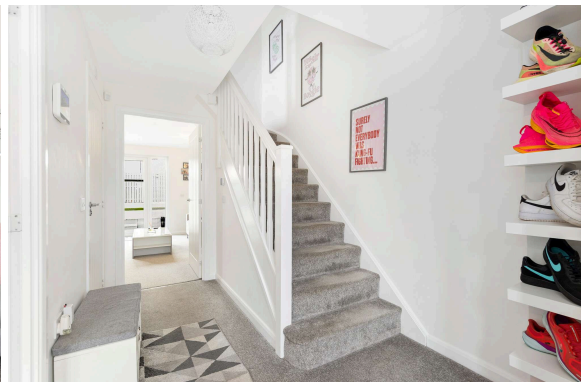


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11 Grant Crescent
MACMERRY | EAST LOTHIAN | EH33 1FQ


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Well-presented three-bedroom, semi detached home boasting a south-facing rear garden, forming part of an established modern development in the popular village of Macmerry in East Lothian.

This beautiful property has been tastefully decorated throughout and is offered to the market in move-in condition. On the ground floor, the modern kitchen is well appointed and benefits from plenty of cupboard storage. The living room is flooded with an abundance of natural light, and from here French doors open out to the private, south-facing rear garden boasting a wood decked area, ideal for enjoying the best of the summer weather. A WC completes the accommodation on this level.

Upstairs, the principal bedroom to the front of the property is of an excellent size. The two further bedrooms are also of a good size, with either room having the potential to be alternatively employed as a fantastic home office, playroom or gym, giving the property a good degree of flexibility. A contemporary family bathroom with three piece white suite completes the internal accommodation.

This outstanding home will offer immense appeal to a range of buyers including young families looking for a home within commuting distance of Edinburgh in addition to holding investment potential, so early viewing is highly recommended.

- Three-bedroom semi detached home
- Popular location
- Living room
- Kitchen
- WC
- Bathroom
- Double glazing
- Solar panels
- Gas central heating
- South-facing rear garden
- Residents' parking
- Energy Rating B. Council Tax band D.

Estate Management fee of approximately £160 per year.

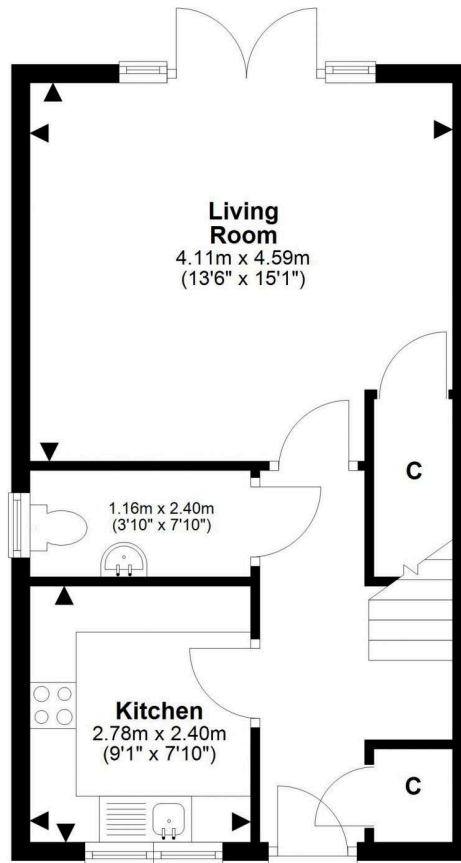
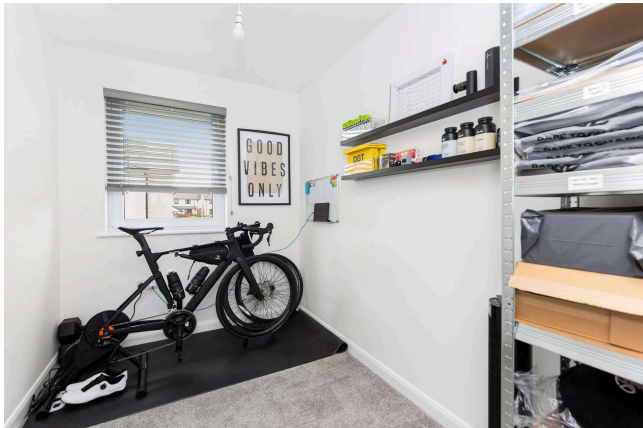
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



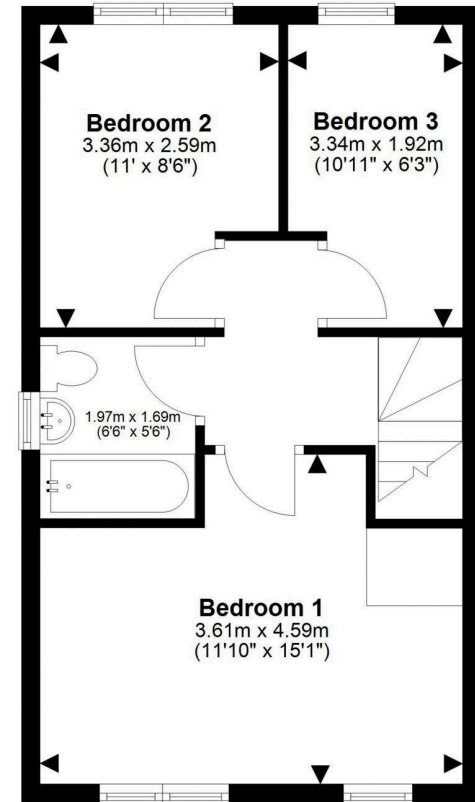
Included in the sale will be all, blinds, fittings and fixtures. The Hive heating system and ADT security system will also be included in the sale.

The popular East Lothian village of Macmerry is located amid pleasant open countryside with excellent beaches nearby at Port Seton, Longniddry, Aberlady and Gullane. Village shops include a deli bakery, butcher's and convenience store. Just a short journey along the A199 takes you into neighbouring Tranent, offering a wider range of amenities. For larger shopping trips, Fort Kinnaird retail park which includes a Marks and Spencer, can be easily reached. The A1 access is close by and for commuters there are railway stations at Prestonpans and Longniddry.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.