





Welcome

This stunning three-bedroom home is presented to the market in immaculate, pristine condition and offers beautifully maintained, versatile accommodation that will appeal to a wide range of buyers, from first-time purchasers and young families to those looking to downsize.

The ground floor opens into a bright and welcoming entrance hallway with useful storage. The generously proportioned south facing lounge/dining room provides ample space for both living and dining furniture, together with a substantial storage cupboard and patio doors opening directly onto the rear garden, allowing plenty of natural light to flood the room.

To the front is the beautifully appointed modern kitchen, finished with an attractive range of white wall and base units complemented by generous worktop space. The kitchen is exceptionally well equipped with integrated appliances including a dishwasher, washing machine and fridge/freezer, together with a high-level double oven. A useful ground-floor WC with window completes the lower accommodation.

Upstairs, the principal bedroom is positioned to the front and is a particularly bright and well-proportioned room, enhanced by a twin-window formation and offering ample space for bedroom furniture. Two further well-sized bedrooms are situated to the rear, providing excellent flexibility for family living, guests or home working. The family bathroom benefits from natural light from a window and is fitted with a modern suite incorporating a bath with shower over.

Externally, the property offers ample parking to the front, together with an area of lawn. The enclosed rear garden is a particular feature, providing a secure space ideal for children and pets, with a paved area perfect for outdoor dining, barbecues and relaxing. Convenient side access connects the front and rear gardens.

Presented in true walk-in condition, this is an exceptional home where the new owner can simply move in and enjoy. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.





Macmerry

Macmerry is a wonderfully positioned East Lothian village, offering the perfect balance of peaceful village living with excellent accessibility to Edinburgh and the surrounding towns and coastline. Ideally located close to Tranent, residents can enjoy an excellent range of everyday amenities including supermarkets, independent shops, cafés, leisure facilities and schooling, while the nearby A1 provides convenient road links into Edinburgh and throughout East Lothian. Regular public transport services also make the area an excellent choice for commuters.

One of the real attractions of this location is having the very best of East Lothian on your doorstep. Beautiful countryside, scenic walking and cycling routes are easily accessible, while the county's renowned coastline, sandy beaches, picturesque villages and world-famous golf courses are all within comfortable reach. The popular towns of Haddington, Musselburgh and North Berwick are also easily accessible, providing an even wider choice of shopping, dining and recreational facilities.

For families, the area is particularly appealing, with local schooling, childrens play parks and plenty of outdoor space nearby, yet Edinburgh remains within easy commuting distance. Combining a relaxed village atmosphere, excellent transport connections and easy access to everything that makes East Lothian such a desirable place to call home.

Extras

Included in the sale will be light fittings, window dressings and garden storage.



Get in touch

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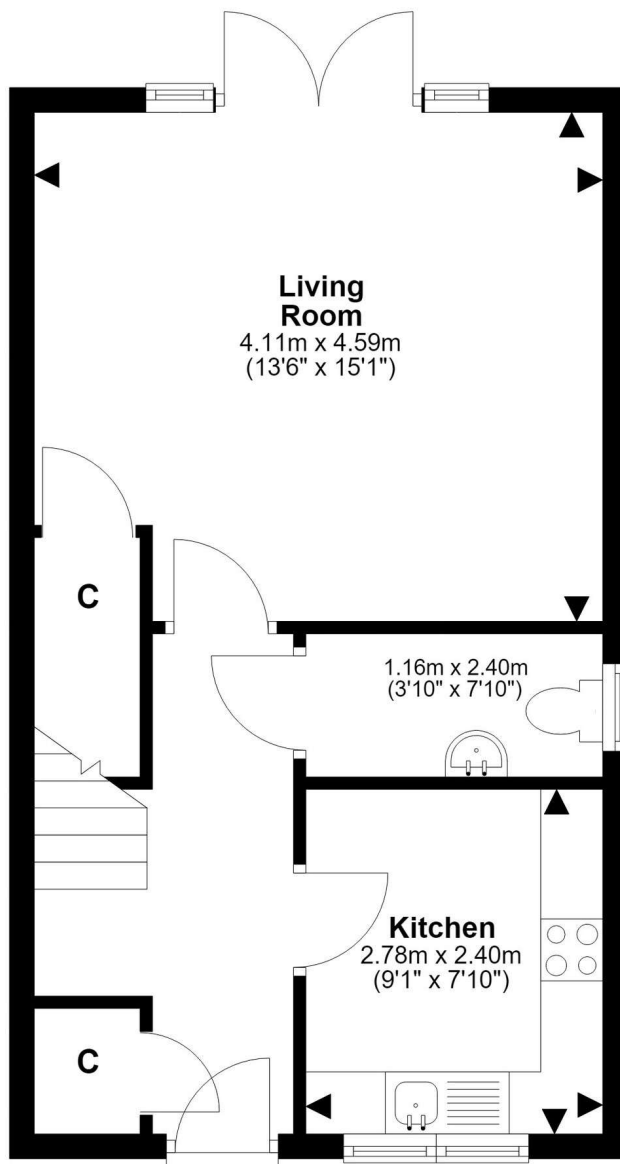
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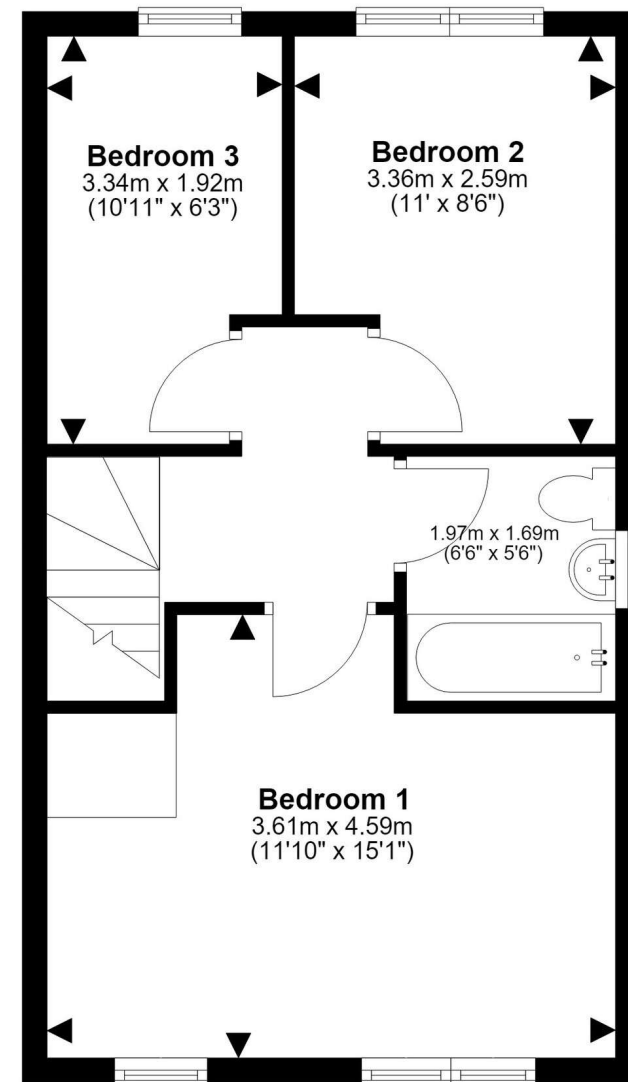


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the 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 Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.