



9 Annfield Court
MACMERRY | EAST LOTHIAN | EH33 1PN


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Attractively presented three-bedroom terraced home with a sunny, south-facing rear garden, ideally located in the popular village of Macmerry near Tranent, East Lothian.

This delightful home offers thoughtfully designed, flexible accommodation arranged over two levels. The ground floor features a generously proportioned living and dining room, bathed in natural light from dual-aspect windows, creating a warm and welcoming space for both relaxing and entertaining. The contemporary kitchen is equally impressive, offering excellent storage along with a range of integrated appliances including an oven and hob, dishwasher, washing machine, and fridge freezer. From here, direct access leads to the beautifully maintained, south-facing rear garden which is a perfect spot to enjoy outdoor living and make the most of sunny days.

Upstairs, there are three well-sized bedrooms, each offering versatility to suit a variety of needs, whether as comfortable sleeping accommodation, a home office, study, or home gym. A stylish modern shower room and three separate storage cupboards complete the internal layout, ensuring practicality and convenience throughout.

With its appealing presentation, flexible living space, and excellent commuting links to Edinburgh, this property will be particularly attractive to families and professionals alike. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

- Well-presented terraced home
- Bright and spacious living/dining room
- Contemporary, well-equipped kitchen
- Three generously sized bedrooms, one with internal storage
- Modern shower room
- Front garden and sunny south-facing rear garden
- Residents' car park
- Double Glazing and Electric Central Heating
- Excellent storage throughout

Energy Rating E and Council Tax Band B

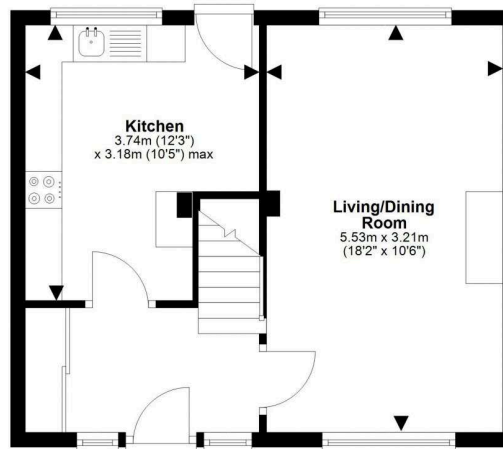
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



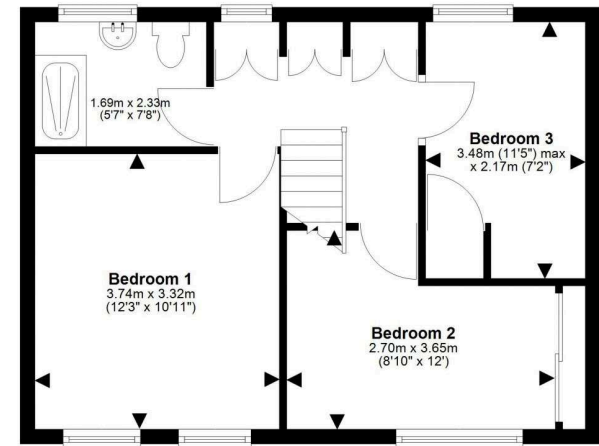
All fixtures and fittings will be included in sale.

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.