



36 Merryfield Avenue  
MACMERRY | EAST LOTHIAN | EH33 1PY

  
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## 36 Merryfield Avenue

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Nestled on a quiet street in the heart of sought-after Macmerry, moments from excellent amenities, quick transport links and the vast open East Lothian countryside is this spacious end terraced house. Boasting private front and rear gardens, a wood burning stove, gas central heating and double glazing and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule and hallway, a bright lounge with picture window and wood burning stove that flows through to the garden facing conservatory, a contemporary dining kitchen with attractive units and generous dining space. The first floor enjoys two well-proportioned double bedrooms both with an abundance of storage and the home is completed by a stylish shower room. Externally the fully enclosed West facing rear garden is a secluded, low maintenance haven with artificial turf and a patio ideal for al fresco dining.

- End terrace house in quiet setting
- Private gardens
- Welcoming hallway with storage
- Bright lounge
- Garden facing conservatory
- Contemporary dining kitchen
- Two large double bedrooms
- Stylish shower room

Energy Rating C. Council Tax band B.

Extras to include: Fridge freezer, washing machine, curtains and light shades. Furniture available by separate negotiation.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.





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.