



10 GRANT CRESCENT

Macmerry, Tranent, EH33 1FQ



2

Public Room



4

Bedrooms



3

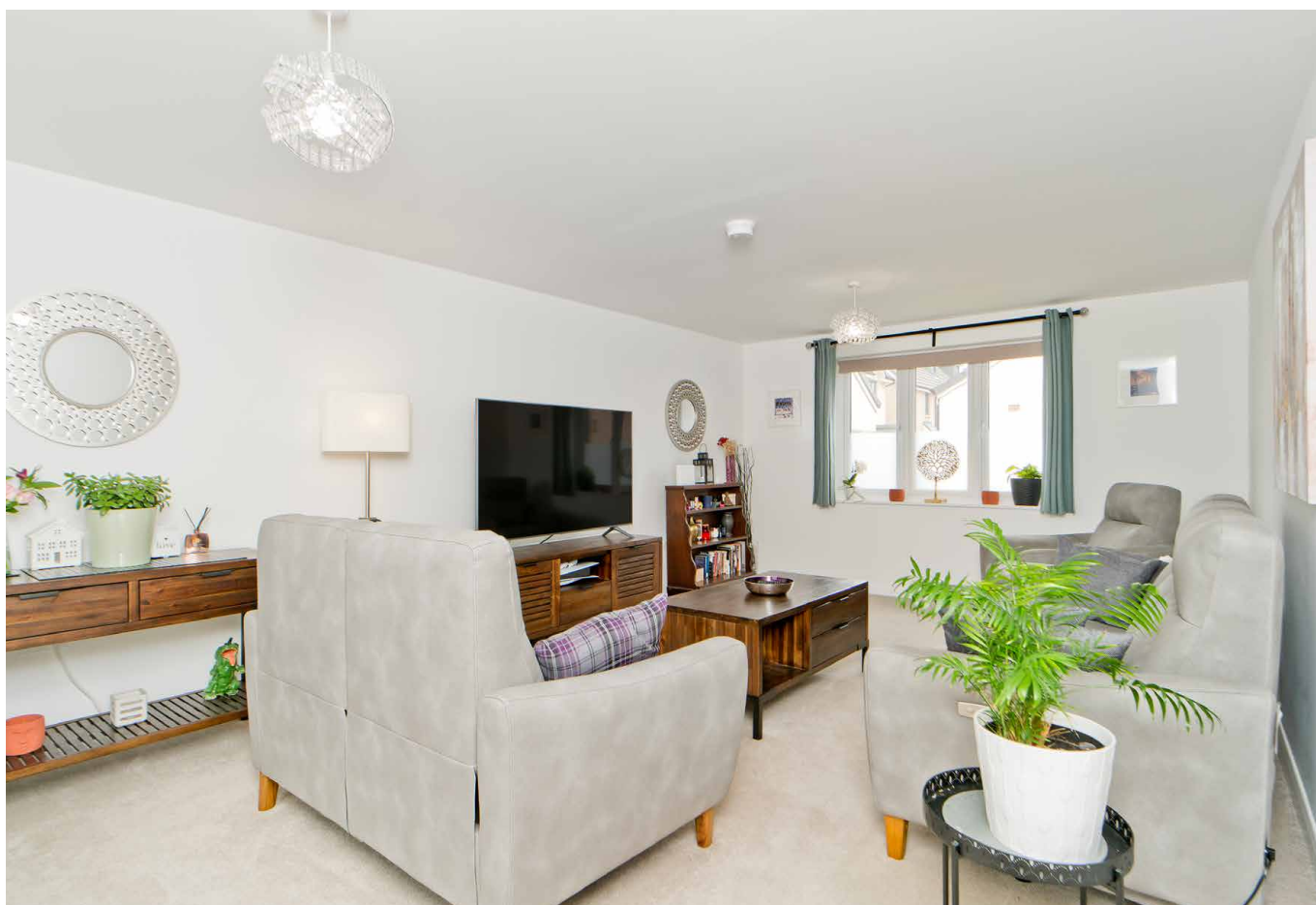
Bathroom



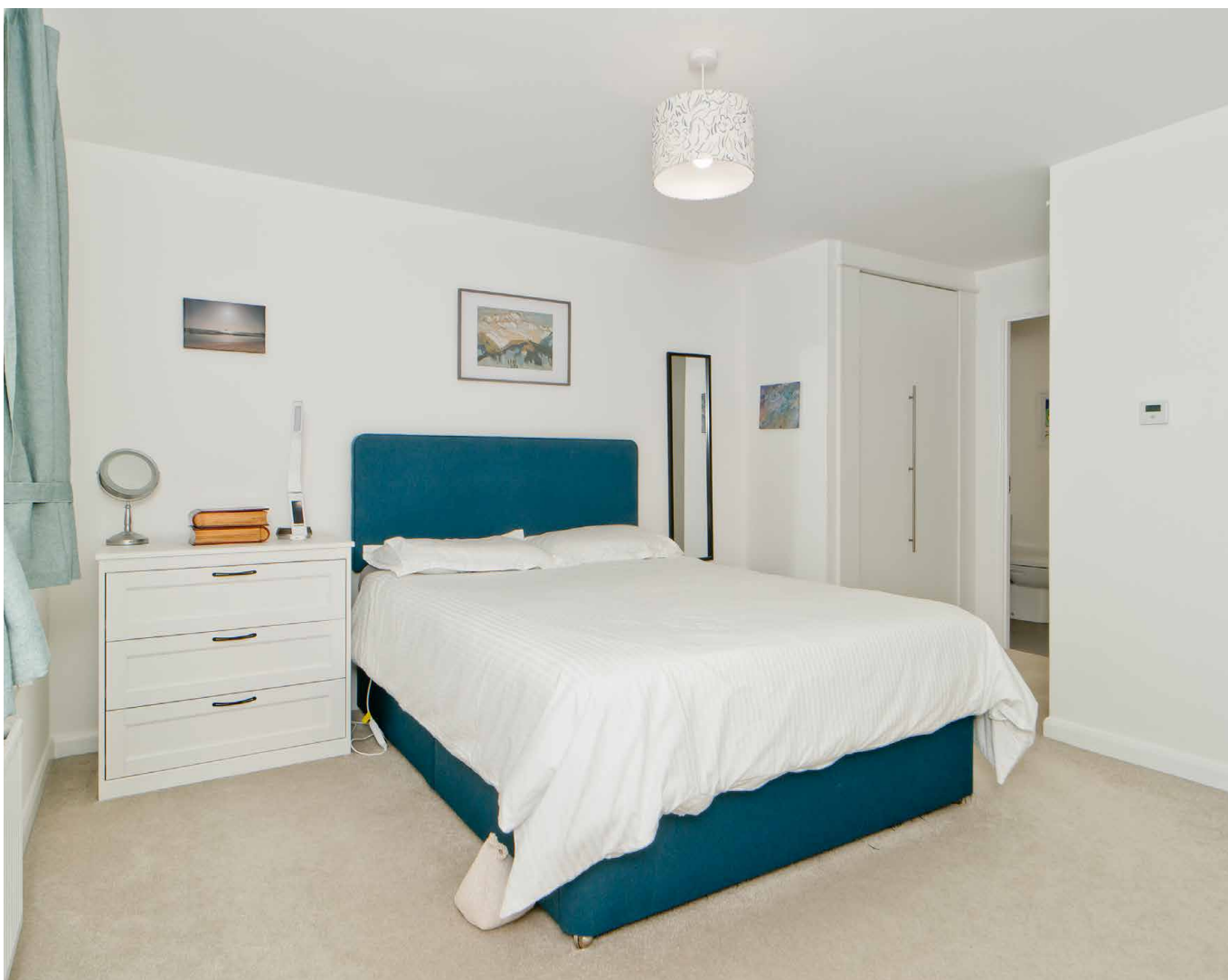
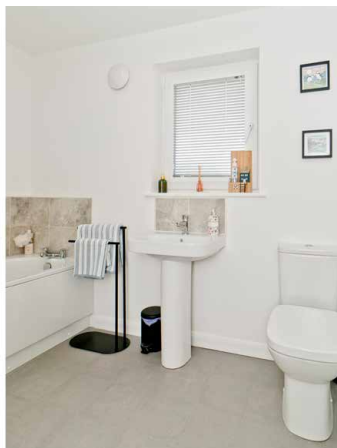
10 GRANT CRESCENT

Welcome to a modern four-bedroom detached house which promises spacious interiors finished to exceptional standards throughout. Benefitting from crisp neutral décor and high-quality fixtures, this exclusive family home impresses from the outset. It has the advantage of two reception rooms, as well as a fashionable breakfasting kitchen and open-plan dining area. Plus, it has two en-suites, a WC, and a four-piece family bathroom. In addition, the property boasts private parking for at least four cars, as well as a large rear garden that is fully enclosed and laid with a sweeping, suntrap lawn, plus quarterly revenue from solar panels.

Part of a sought-after development, the home enjoys a family-friendly location on the rural edge of Macmerry village. It offers easy access to the surrounding countryside, whilst also being just a short drive from some East Lothian's most beautiful beaches. Public parks, a convenience store, and the local primary school are all within walking distance from the property, with more extensive amenities just a 5 minutes' drive away in neighbouring Tranent. Furthermore, Edinburgh city centre can be reached in 30 minutes by car, ensuring families enjoy a semi-rural lifestyle that remains well connected.







B

**EPC
RATING**

F

**COUNCIL
TAX BAND**

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Executive detached house with corner plot
- Part of a popular modern development
- Idyllic semi-rural location in Macmerry
- Hall with understairs storage and WC
- Spacious, dual-aspect living room
- Formal dining room/home office
- Open-plan breakfasting kitchen/dining room
- Separate utility room with storage
- Three double bedrooms
- One versatile bedroom/study
- Two quality 3pc en-suite shower rooms
- 4pc family bathroom with shower cubicle
- Well-kept front and rear gardens
- Double garage and multi-car driveway
- Solar-panelled roof to the rear
- Quarterly revenue from solar panels





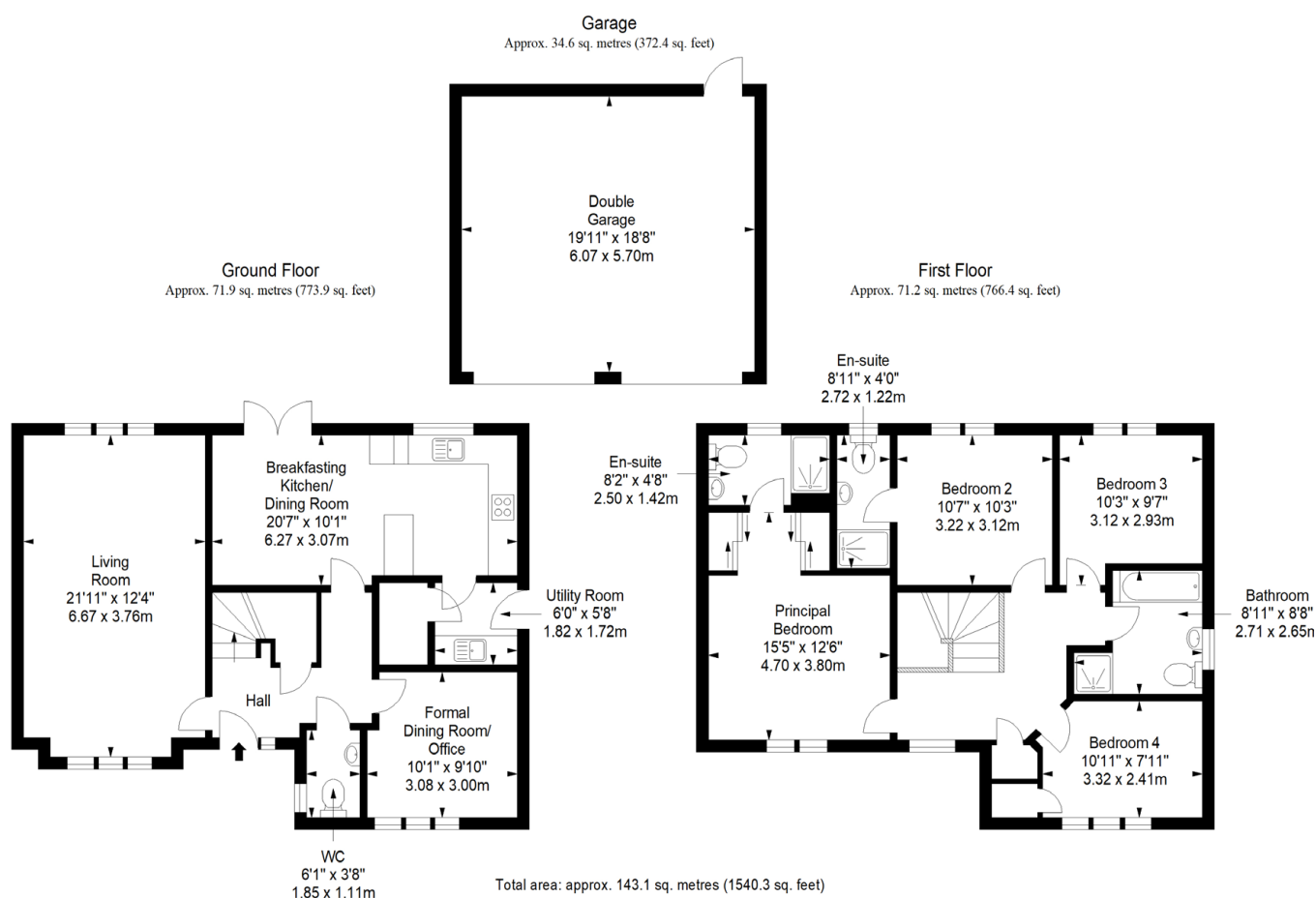


Extras: integrated kitchen appliances (gas hob, concealed extractor, double oven, fridge/freezer, and dishwasher) to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



MACMERRY

Situated approximately one mile east of Tranent, the tranquil village of Macmerry enjoys an idyllic countryside setting within easy reach of local services and amenities. Cherished for its quiet, rural ambience, the village boasts a pub, a pizzeria and a primary school, as well as a well-maintained village green: the venue for the annual summer gala, among other community events. An excellent range of shops is provided in nearby Tranent, while more extensive shopping and leisure facilities are available just a short drive away at Fort Kinnaird and Straiton Retail Park. Thanks to its superb location in the picturesque East Lothian countryside, residents of Macmerry are spoiled for choice when it comes to outdoor activities and golfers have their pick of several prestigious golf courses right on their doorstep. Sport and fitness enthusiasts are well catered for in neighbouring Tranent, which is home to two fantastic leisure centres and the East Lothian Athletics Arena. Early years and primary schooling is provided at the village school (Macmerry Primary School) followed by secondary education at Ross High School in Tranent. The village is also well placed for a range of independent schools in East Lothian and in Edinburgh. Macmerry is an ideal choice for commuters thanks to its close proximity to Edinburgh and prime location just off the A1, which provides a swift and easy route to the city, as well as convenient connections to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network. The village is also served by regular bus services into the capital.



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