



4 THE CHRISTIES

Macmerry, Tranent, EH33 1FZ



1

Public Room



3

Bedrooms



2

Bathrooms



4 THE CHRISTIES

Part of a contemporary residential development in Macmerry, this semi-detached bungalow offers bright, modern interiors and well-balanced accommodation ideal for a range of buyers. The home features a sunny and spacious reception room interconnected with a contemporary kitchen with French doors opening to the garden, and three versatile bedrooms, including a generous principal bedroom with an en-suite shower room. A family bathroom, excellent storage, solar panels, and two private allocated parking spaces further enhance the home's practicality and appeal.

The property enjoys a convenient village setting within easy reach of local amenities, schools, and green spaces. At the same time, nearby transport links provide straightforward access to Edinburgh and the surrounding East Lothian towns. Combining modern comfort with a peaceful residential atmosphere, it is well-suited to families, downsizers, and professionals alike.







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EPC
RATING

E

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Semi-detached bungalow in Macmerry
- Part of a contemporary residential development
- Entrance hall with two storage cupboards
- Sunny and spacious living/dining room, interconnected with
- Contemporary kitchen with French doors to the garden
- Spacious, carpeted main bedroom with en-suite (with towel warmer)
- Two more bedrooms (one with a sunny aspect)
- Family bathroom with overhead shower
- Private low-maintenance gardens
- Two allocated parking spaces
- Solar panels







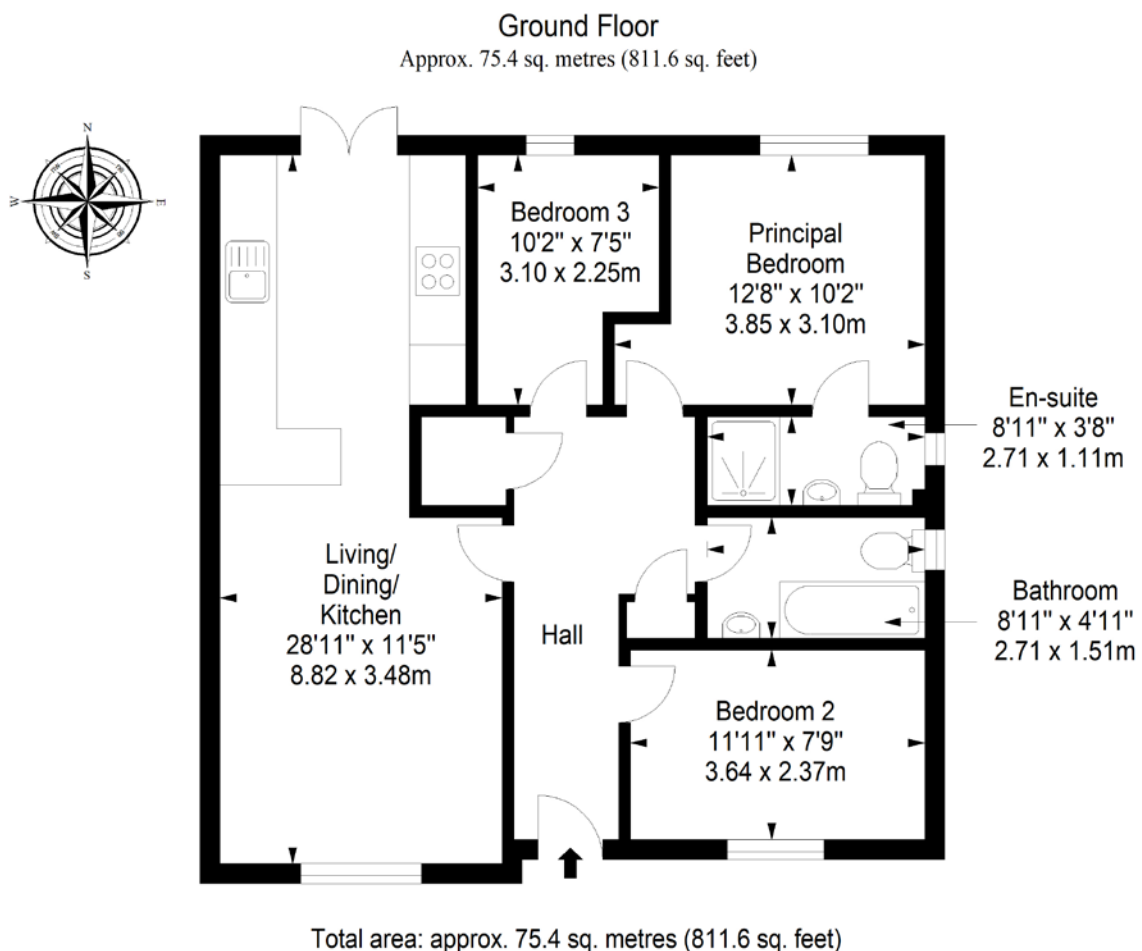
Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Hacking and Paterson (Verdant, Redheaghs, South Gyle, Edinburgh, EH12 9DQ).



MACMERRY, TRANENT

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 Edinburgh. Macmerry is an ideal choice for commuters, thanks to its close proximity to Edinburgh and its prime location just off the A1, which provides a swift and easy route to the city, as well as convenient connections to the 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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