

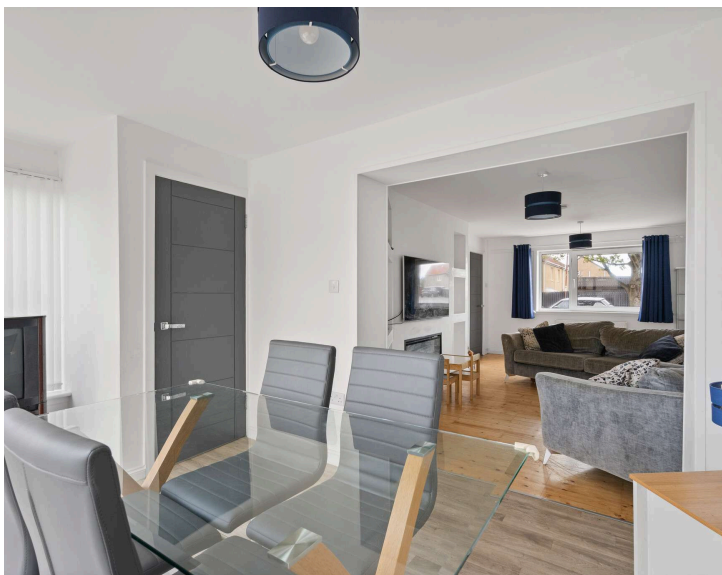


36 Annfield Court

Macmerry, East Lothian, EH33 1PN



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Bright and well-presented 3 bedroom terraced house in popular Macmerry

- Open plan sitting/dining room
- Kitchen
- Downstairs WC
- Double bedroom 1 - built-in wardrobes
- Double bedroom 2
- Further bedroom - built-in wardrobes
- Family shower room
- Private front and rear gardens
- Double glazing & electric heating
- Residents' parking

Offers Over:

£205,000



Further information can be found in the home report.

🏠 About the Property

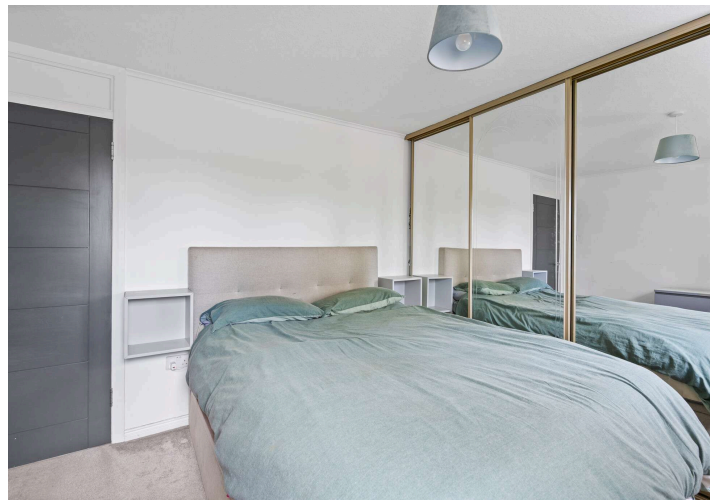
Situated within the popular village of Macmerry, this well-presented three bedroom terraced house offers bright and flexible accommodation ideally suited to first-time buyers, families, or those looking to downsize.

Benefitting from private front and rear gardens, residents' parking, and excellent local amenities, the property combines comfortable modern living with a convenient East Lothian location.

⊕ Extras

All light fittings, curtains, curtain poles, fridge/freezer, washing machine, oven and hob are included in the sale.





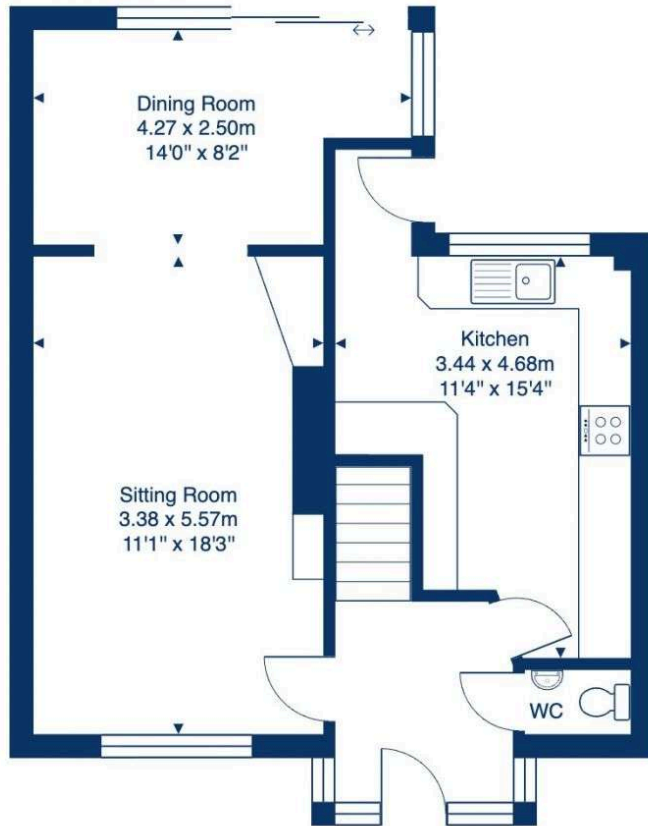
📍 Location

Macmerry is a well-connected and increasingly popular village located in the heart of East Lothian, offering an attractive balance of semi-rural living and excellent commuter links. The village provides a range of everyday amenities including local shops, schooling, cafés, and recreational facilities, while nearby Tranent and Haddington offer a wider selection of retail and leisure options. The A1 is easily accessible, providing swift connections to Edinburgh city centre and the surrounding areas, making Macmerry particularly appealing to commuters. Residents can also enjoy East Lothian's beautiful countryside, coastal towns, golf courses, and outdoor pursuits, all within easy reach.

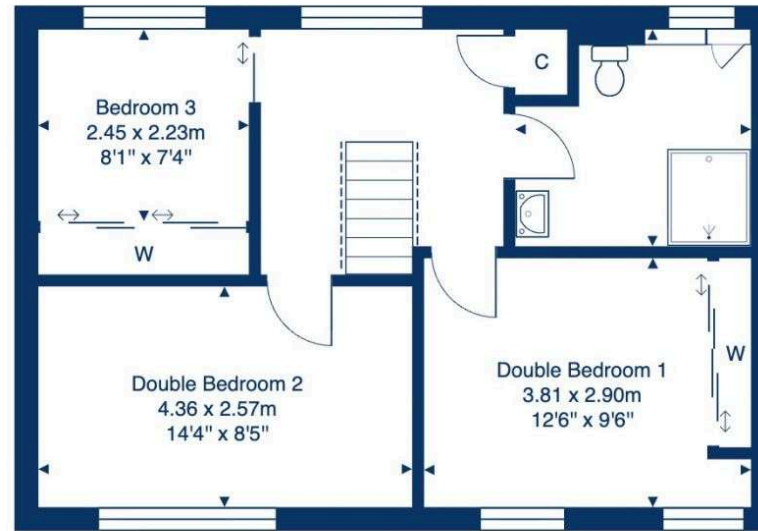


Floor Plan

36 Annfield Court, Macmerry, EH33 1PN



Ground Floor



First Floor

Total Area: 98.3 m² ... 1058 ft²

All measurements are approximate and for display purposes only.





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