



11 The Christies  
MACMERRY | EH33 1FZ

  
**warners**  
solicitors & estate agents



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Warners are delighted to present this immaculate three-bedroom semi-detached home, peacefully positioned within a modern development in the East Lothian village of Macmerry. Enjoying attractive countryside views to the rear, this beautifully presented property offers contemporary interiors, thoughtfully designed living space and high-quality finishes throughout, making it an ideal purchase for young families, professionals or first-time buyers. The accommodation is entered via a welcoming hallway leading to a convenient ground floor WC with useful storage cupboard. The bright and spacious open-plan living, dining and kitchen area forms the heart of the home, creating a space for both everyday family life and entertaining. The contemporary kitchen is fitted with sleek modern cabinetry, integrated appliances and generous worktop space, while there is ample room for dining furniture. French doors open directly onto the rear garden, allowing excellent light and taking full advantage of the pleasant outlook. Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom benefiting from integrated wardrobe and a modern en-suite shower. The remaining bedrooms offer flexibility for family life, guests or home working. A stylish family bathroom fitted with a contemporary suite and shower over bath completes the accommodation. Externally, the property enjoys an enclosed and attractively landscaped rear garden, laid to lawn with a separate patio area and shed, creating an ideal setting for outdoor dining and entertaining. Further benefits include a driveway, gas central heating, double glazing, solar panels and a partially floored attic with Ramsey ladder providing excellent storage. Combining modern styling, practical family accommodation and a peaceful village setting with excellent commuter links, this superb home represents an outstanding opportunity, and early viewing is highly recommended.

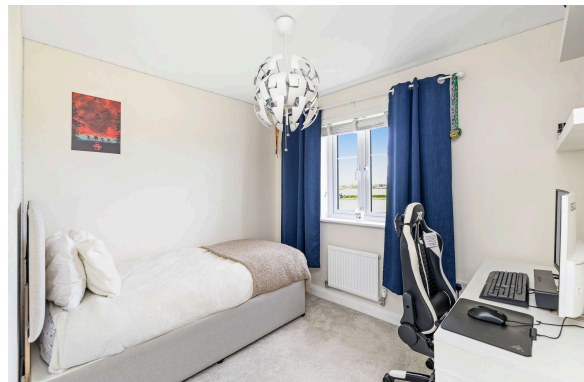
- Immaculately presented semi-detached home
- Welcoming entrance hallway with convenient ground floor WC
- Bright open-plan living/dining room/kitchen with French doors to rear
- Principal double bedroom with integrated wardrobe and en-suite shower
- Two further well-proportioned bedrooms
- Stylish family bathroom with shower over bath
- Fully enclosed landscaped rear garden with patio, shed, tap and socket
- Private driveway with electric car charger
- Gas central heating and double glazing
- Solar panels and alarm system
- Partially floored attic with Ramsey ladder access

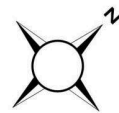
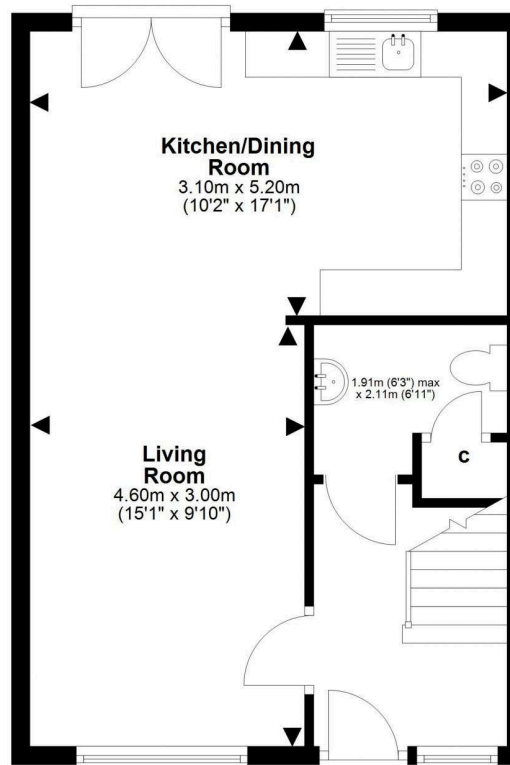
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



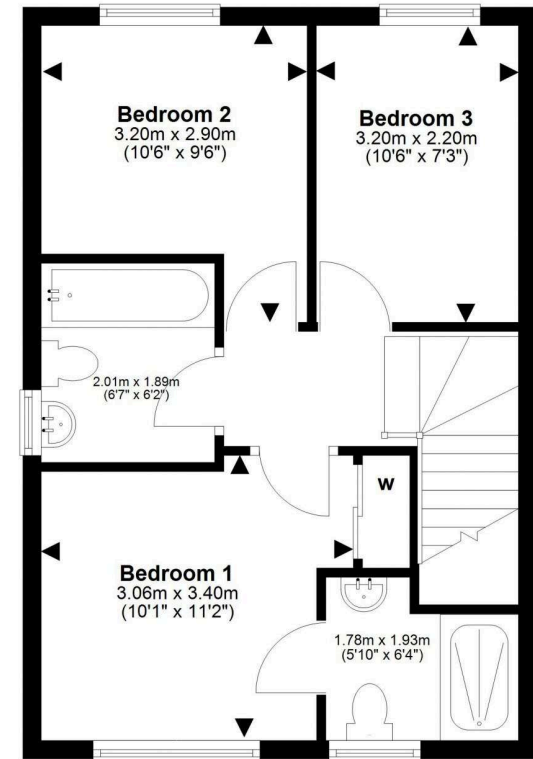
All integrated kitchen appliances will be included in the sale of the property along with fridge/freezer and dishwasher. All blinds and garden shed will also be included. Light fittings will be replaced. EPC: B. CT: E. Factoring: Hacking & Paterson approx. £15 P/M.

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.