

SIMPSON & MARWICK



118 Brierbush Road, Macmerry, East Lothian, EH33 1PU



2

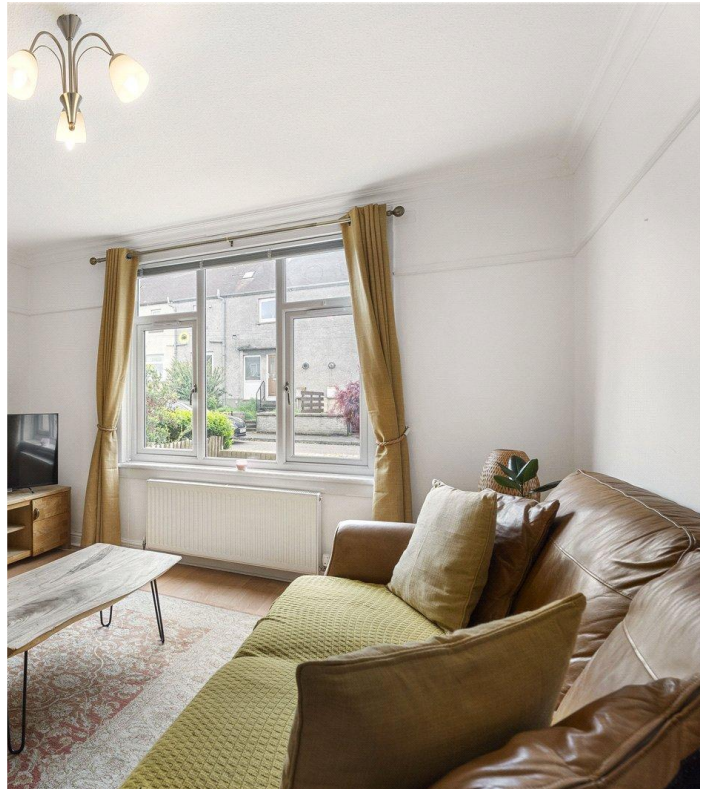
1

1

EPC: D (66)

Council Tax - C

Bright and spacious terraced home with flexible attic space and open rear views.



- Two-bedroom terraced home
- Spacious vestibule with excellent storage
- Bright sitting room with gas fireplace
- Kitchen with good storage & space for appliances
- Two generous double bedrooms with built-in storage
- Rear bedroom enjoying rural & partial sea views
- Floored attic room offering flexible additional space
- Shower room
- Fully enclosed rear garden with patio & raised beds

118 Brierbush Road is a two-bedroom terraced home offering bright and spacious accommodation, along with the added benefit of a floored attic room providing excellent additional flexibility.

The property is entered via a spacious vestibule with excellent built-in storage, leading through to the bright front-facing sitting room. This welcoming space features a charming gas fireplace, decorative picture rails and ample room for both relaxing and dining, with space for a small dining table if desired. To the rear, the kitchen offers a good range of fitted units along with space for both integrated and freestanding appliances. A rear hallway provides additional storage and direct access out to the garden.

Upstairs, there are two generous double bedrooms, both benefitting from built-in storage. The rear bedroom enjoys attractive open outlooks with partial sea and rural views. A useful landing cupboard and a modern shower room complete this level.

The attic has also been floored and is currently utilised as an additional unofficial bedroom or flexible space, again enjoying lovely views to the rear.

Externally, the property benefits from a small front garden, while to the rear is a fully enclosed garden featuring a mix of patio areas and raised beds, providing a manageable space to relax or enjoy gardening.

A bright and spacious terraced home with flexible additional attic space, attractive rear views and enclosed gardens, ideally suited to first-time buyers, downsizers or small families.

Location

Macmerry is a popular village lying approximately two miles east of Tranent. The village has a Post Office, nursery and primary school with further shopping facilities and amenities available at nearby Tranent and Haddington. Macmerry is very well placed for access to Edinburgh and beyond to the central motorway network and Edinburgh International airport. Nearby Tranent has a wide variety of shops and other amenities including a sports centre and swimming pool.

Fixtures and Fittings

All fitted floor coverings, blinds, curtains, light fittings, integrated extractor hood, freestanding cooker, washing machine, dishwasher, and fridge/freezer, are included in the sale.

Viewing Details

By appointment contact Simpson & Marwick

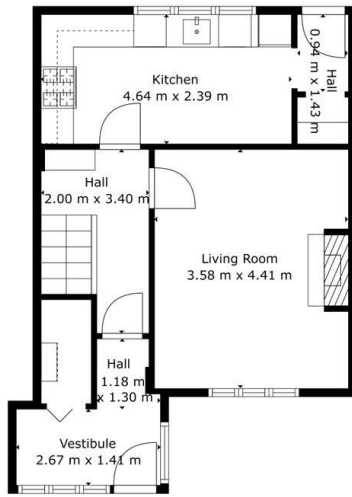


SIMPSON & MARWICK

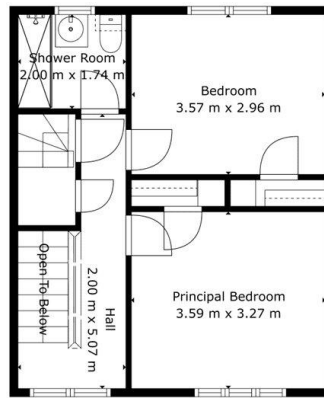
118 Brierbush Road
Macmerry, East Lothian, EH33 1PU

Approx. Gross Internal Area:
1033.34 Sq Ft (96 Sq M)

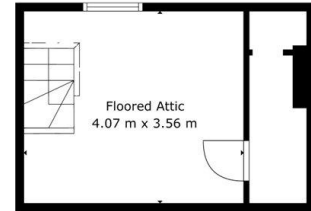
For Identification purposes only. Not to scale.



Ground Floor



1st Floor



2nd Floor

Simpson and Marwick

88 High Street
North Berwick, East Lothian, EH39 4HE

T: 01620892000
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		