

Tranent

Call 01875 611211

Offers Over £185,000



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9 Merryfield Avenue, Macmerry, EH33 1PZ



Spacious and well-presented, this 2 bedroom end terraced villa is set on a lovely corner plot within the sought-after and tranquil East Lothian village of Macmerry, close to local amenities. With easy access to local amenities and excellent transport links, the property offers a superb opportunity for first-time buyers or young families. It boasts generous room proportions, good-size gardens to the front, side and rear, and a well-designed internal layout. Early viewing is highly recommended.

Accommodation

GROUND FLOOR

- * Entrance vestibule leading to the internal hall
- * Dual aspect sitting room with feature fireplace & electric fire and French doors leading to the rear garden
- * Light and airy fitted kitchen/dining room with freestanding appliances leading to the rear porch with storage cupboard and door to the rear garden

FIRST FLOOR

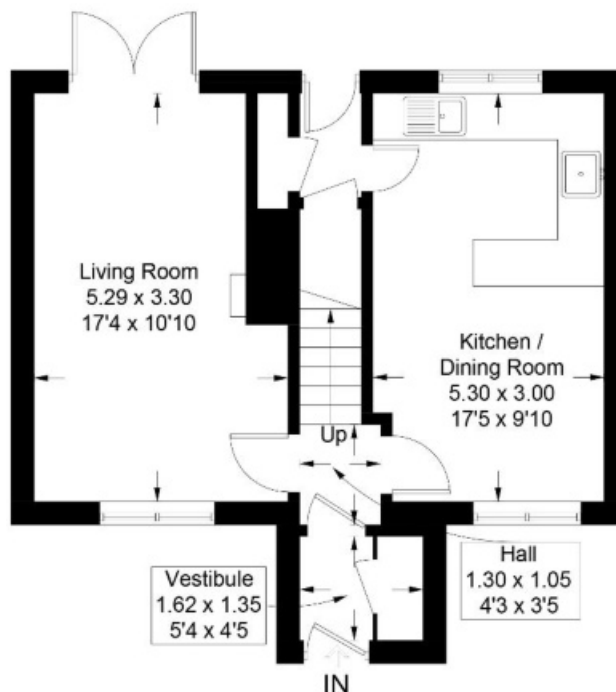
- * Upper landing
- * Two spacious double bedrooms master with fitted wardrobes, 2nd bedroom with fitted cupboard and spacious store area
- * Fully tiled bathroom/WC with electric shower over the bath.

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Excellent storage throughout
- * Gardens to the front and side mainly laid to lawn
- * Fully enclosed, child safe rear garden with paved patio area & garden shed included
- * Ample on-street parking

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Approximate Gross Internal Area = 84.7 sq m / 912 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336676)

Location

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 and offers the best of city and country living. Cherished for its quiet, rural ambience, the village boasts a primary school, pub, a pizzeria as a well-maintained village green, the venue for the annual summer gala and other community events. The town is only approximately 11 miles from Edinburgh city centre and with the A1, regular bus services and Longniddry, Prestonpans and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The nearby towns of Tranent and Haddington offer a good variety of shops on the High Street, as well as banks, restaurants, pubs, a library plus the recently opened Aldi and Asda stores in Tranent. Both Haddington and Tranent have dedicated Sports and Community Centres with a swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in nearby Musselburgh.

Fixtures and Fittings

All fixtures and fittings, including fitted floor coverings, curtains, blinds and light fittings are included in the sale. They free standing electric cooker, washing machine & fridge/freezer may be included in the sale, however are without warranty.

Services

Mains electricity, gas, water and drainage

EPC

D

Council Tax

East Lothian Council Tax Band B

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.