



26 GRANT CRESCENT

Macmerry, Tranent, EH33 1FQ



1

Public Room



3

Bedroom



1

Bathroom

26 GRANT CRESCENT

Enjoying a modern village setting in Macmerry, 26 Grant Crescent is an attractive contemporary semi-detached house offering bright, well-planned accommodation and excellent family appeal. The property is ideally placed for Tranent, Musselburgh and East Lothian's surrounding countryside, with Edinburgh also readily accessible for commuting. Inside, a welcoming entrance hall with storage and WC leads to a generous living/dining room, where French doors open directly onto the rear garden. A modern fitted kitchen features a gas hob and double oven. Upstairs, a sunny and spacious main bedroom is joined by two further bedrooms and a family bathroom. Private front and rear gardens and a driveway provide excellent outdoor space and off-street parking. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included. Any items of furniture are also available for inclusion in the sale.

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PROPERTY



RECEPTION ROOMS & LIVING SPACE





FEATURES

- Contemporary three-bedroom semi-detached house
- Set within a modern residential development in Macmerry
- Entrance hall with storage and ground-floor WC
- Generous living/dining room with French doors to the rear garden
- Modern fitted kitchen with a gas hob and double oven
- Sunny and spacious main bedroom
- Two more bedrooms
- Family bathroom with a three-piece suite
- Private front and rear gardens
- Private driveway parking







THE BEDROOMS
& BATHROOMS



MACMERRY, EAST LoTHIAN

Set amid the rolling East Lothian countryside, Macmerry is a small, well-connected village around one mile east of Tranent. It offers a relaxed semi-rural lifestyle, with a strong sense of community and a useful range of amenities close at hand. Within the village itself are a pub, pizzeria, primary school, and an attractive green which provides a focal point for local gatherings, including the annual summer gala. For day-to-day shopping, neighbouring Tranent offers a broad selection of shops and services, while Fort Kinnaird and Straiton Retail Park provide further retail and leisure options within easy driving distance. Tranent is also home to the Fraser Centre, incorporating a community cinema, and the East Lothian Athletics Arena. The surrounding area is particularly appealing to those who enjoy the outdoors, with scenic countryside, numerous highly regarded golf courses, and East Lothian's beautiful coastline all within easy reach. Families are served locally by Macmerry Primary School, with older pupils progressing to Ross High School in Tranent. A choice of independent schooling can also be found across East Lothian and Edinburgh. Despite its village setting, Macmerry is exceptionally convenient for travel. The nearby A1 gives direct access towards Edinburgh and connects readily with the City Bypass, Edinburgh Airport, and the wider M8 and M9 motorway network. Regular bus services provide an additional option for travel into the capital, making the village a practical base for commuters.



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