



11 LINEY WALK
MACMERRY, TRANENT, EH33 1FP





PROPERTY SUMMARY

Set within a modern residential development in Macmerry, this attractive mid-terraced house offers bright, well-presented accommodation over two floors, complemented by well-kept gardens, residents' parking and solar panels. A generous entrance hall leads to a comfortable living room, where French doors open directly onto the rear garden, creating an easy connection between indoor and outdoor living. A modern kitchen and convenient WC complete the downstairs accommodation. Upstairs, two bedrooms include a spacious principal double with mirrored fitted wardrobes, alongside a family bathroom. Gas central heating, double glazing and solar panels add everyday comfort and energy efficiency, making this an appealing home for first-time buyers, couples or those seeking a manageable modern property.

Extras: All fitted floor coverings, blinds and integrated appliances are included in the sale.

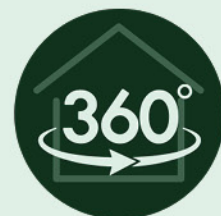


FEATURES

- Contemporary mid-terraced house in Macmerry
- Bright entrance hall with storage
- Living room with French doors to the rear garden
- Contemporary fitted kitchen
- Two first-floor bedrooms, including a principal double bedroom with mirrored wardrobes
- Modern family bathroom
- Private front and rear gardens
- Residents' car park with unallocated parking
- Gas central heating and double glazing
- Solar panels

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CLICK HERE
for a virtual tour of the property



Two bedrooms, a bathroom and a
WC, with private gardens and
residents' parking.



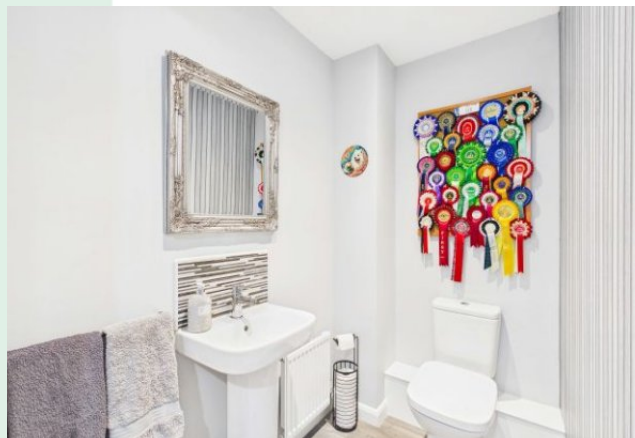
Macmerry

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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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



EPC
RATING



COUNCIL
TAX BAND

