



Detached Villa

Lounge

Kitchen / Dining Room

Living Room / Bedroom Four

Master Bedroom with ensuite Shower Room

Two further Bedrooms

Bathroom

Gym / Utility Room

Cloakroom

Driveway

Double Glazed / Central Heating

Gardens

Offers over £305,000

Immaculate four bedroom detached house located in quiet area featuring an open plan lounge, dining area and beautiful recently fitted kitchen. Rear garden backs onto to open countryside.





Location

The village of Macmerry is quietly situated in the picturesque County of East Lothian and lies approximately twelve miles from Edinburgh city centre. Macmerry has grown over the years and now boasts a range of facilities which include a village shop, providing for everyday requirements, bowling green, play area for younger and older children and Macmerry Miners Welfare Club. For educational facilities there is a well regarded primary school together with nursery in the village, and for further education the village lies within the catchment area for Ross High School, at nearby Tranent. The village is also well located for Tranent and Haddington, both offering an excellent choice of shops, coffee shops, restaurants and pubs.

General Information

A Home Report is available for this property. It can be downloaded from escp.com or requested from Forsyth Solicitors.

Home Report Valuation £310,000.

The property is rated as Council Tax band E and EPC band C. Approximate size 117m². Built in approximately 2005.

The property has mains water, gas, electricity, broadband and phone. There is a gas heating system with radiators in each room. All windows are double glazed. USB power sockets. New blinds throughout.

Viewing

Viewing is by appointment with Forsyth Solicitors. Office Hours 01620 532662 or weekend/evening 07757 970 850.



HALL

On the ground floor door lead into the kitchen / dining room, the sitting room / bedroom four, the utility room and the cloakroom. Upstairs doors lead into three bedrooms and the bathroom. Window. Cupboard.

KITCHEN / DINING ROOM

Stylish modern kitchen of wall and base units with quartz work-surfaces. Schlock heat resistant sink with mixer tap and Hydro tap with instant boiling water. 5 ring gas hob, double electric oven and microwave. Integrated fridge freezer and dish washer. Door into rear garden. Dining area with plenty of space for a table and chairs. Double doors lead into lounge.

LOUNGE

Light filled lounge with illuminated cupola and bi-fold doors leading into the rear garden.

LIVING ROOM / BEDROOM 4

Cosy room on the ground floor which could be used as a fourth bedroom or as an office.

CLOAKROOM

With wc and wash hand basin.

UTILITY ROOM / GYM

With plumbing for washing machine and tumble drier.

MASTER BEDROOM

Double bedroom with windows over the front garden. Wardrobe. Door leads into:

SHOWER ROOM

With shower unit, wc and wash hand basin with illuminated blue tooth speaker mirror.

BEDROOM TWO

Double bedroom with windows over the rear garden. Wardrobe.

BEDROOM THREE

Double bedroom with windows over the rear garden. Wardrobe.

BATHROOM

With bath with over bath shower unit, wc and wash hand basin.

STORE

To the front of the house, accessed via the exterior garage door. With power and lighting.

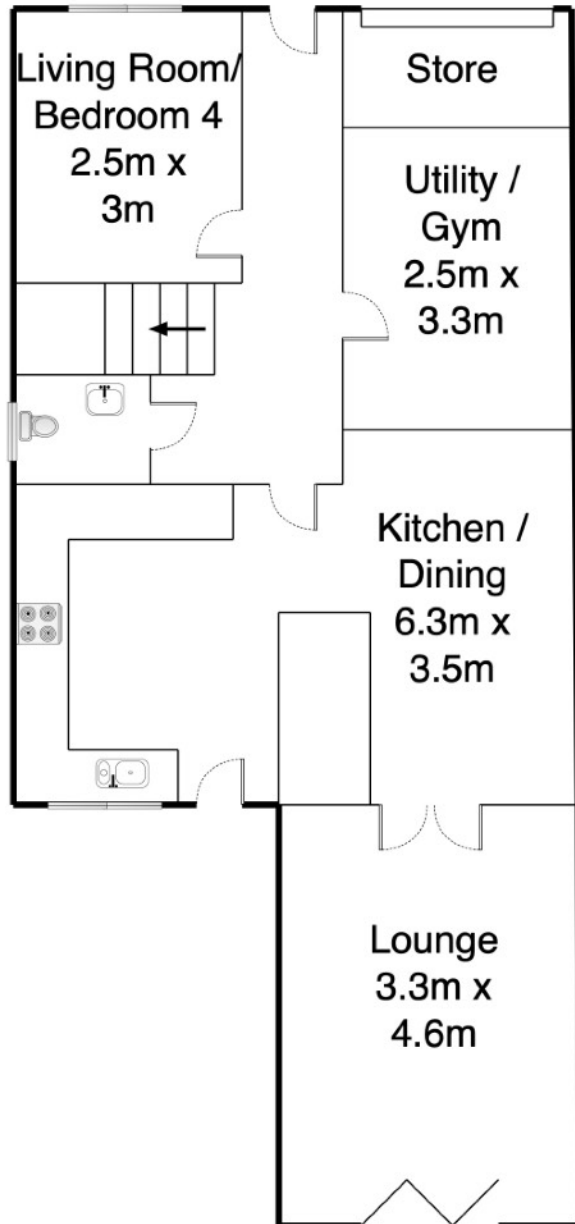
OUTSIDE

To the front is an illuminated mono bloc driveway with parking for three cars. The rear garden benefits from the house backing onto trees and agricultural land. It has a paved patio area and composite decking. External power sockets. Garden shed. Security cameras front and back.

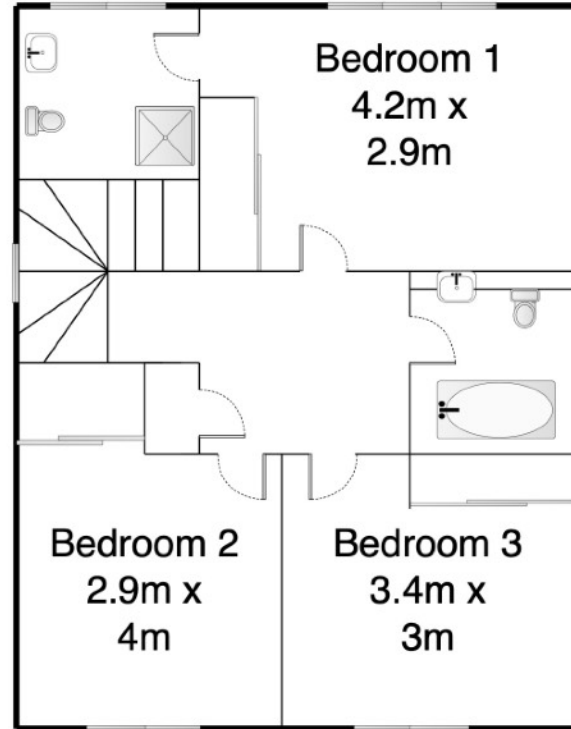








Shower
Room
2m x
1.7m



Floorplan is indicative only. Not to scale.



Fixed Price Estate Agency

Under 250k £1000 + VAT Over £250k £1500 +VAT

Includes Photography, Video Tour, For Sale Board, 7 day a week service

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