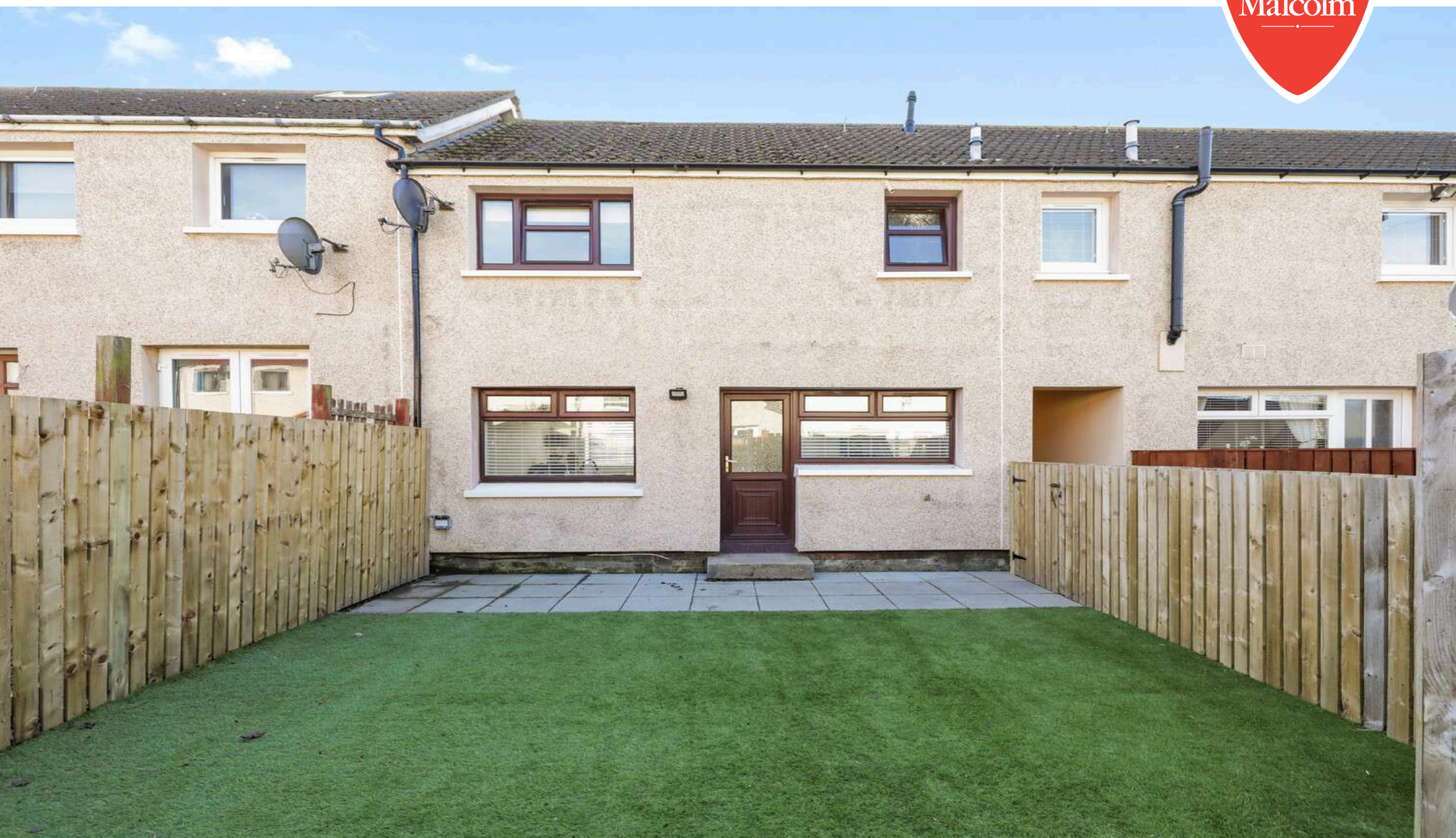


18 Annfield Court, Macmerry, EH33 1PN



Description

Delightful three bedroom terraced home, of immense appeal commanding an enviable cul-de-sac setting in an established residential area. This fabulous home has been meticulously fully renovated and remodelled to the highest standard by the current owner. Benefiting from carefully considered interior specification, which features thoughtful design elements and acute attention to detail the property would make an ideal home for a professional couple or family.

- Hallway with cloak room/WC
- Superb wrap-around living room, kitchen and dining area with patio doors leading to a well tended enclosed rear garden
- The stylishly appointed and well equipped kitchen has been fitted with a ultra modern base and wall mounted units featuring integrated appliances
- Two double bedrooms
- Single bedroom 3
- Exquisite shower room with contemporary white suite
- Gas central heating and double glazing
- Private garden to the front and rear
- On street parking

Extras

All integrated appliances will be included within the sale.

EPC Rating: C

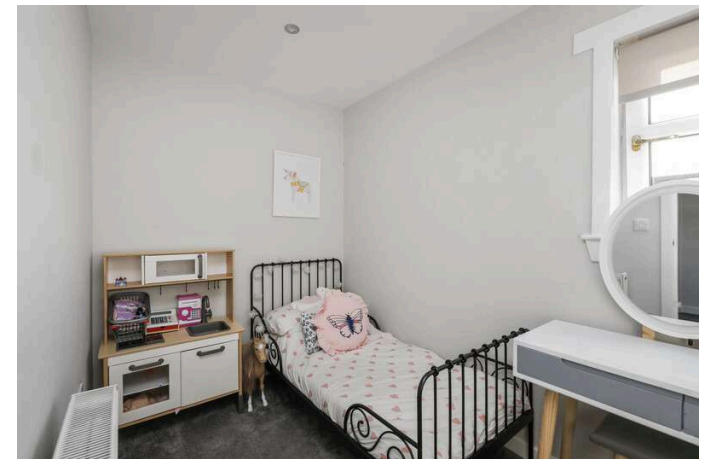
Price and Viewing

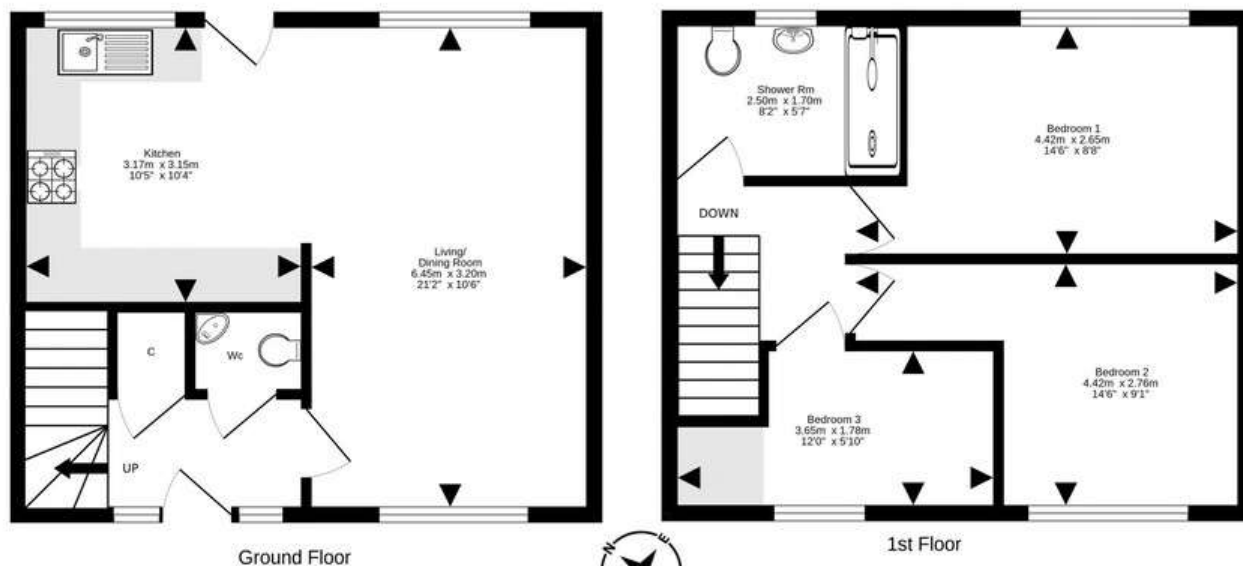
For price and viewing information or further details on this property please contact us on 0131 557 3188.



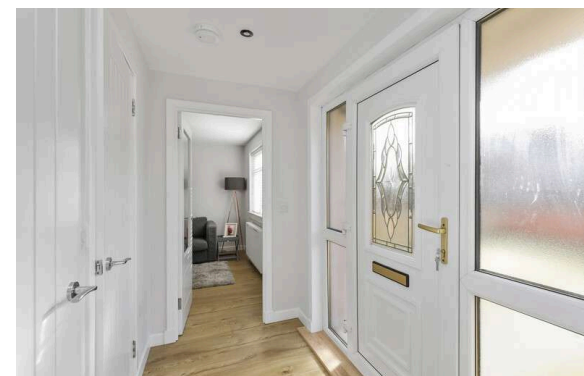
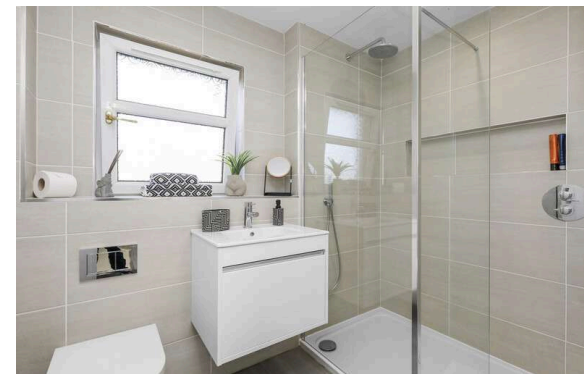
Location

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. Cherished for its quiet, rural ambience, the village boasts a general store, a Post Office, a pub, a pizzeria and a primary school, as well as a well-maintained village green: the venue for the annual summer gala, among other community events. An excellent range of shops is provided in nearby Tranent, while more extensive shopping and leisure facilities are available just a short drive away at Fort Kinnaird Retail Park. Thanks to its superb location in the picturesque East Lothian countryside, residents of Macmerry are spoiled for choice when it comes to outdoor activities and golfers have their pick of several prestigious golf courses right on their doorstep. Sport and fitness enthusiasts are well catered for in neighbouring Tranent, which is home to two fantastic leisure centres and the East Lothian Athletics Arena. Early years and primary schooling is provided at the village school (Macmerry Primary School) followed by secondary education at Ross High School in Tranent. Macmerry is an ideal choice for commuters thanks to its close proximity to Edinburgh and prime location just off the A1, which provides a swift and easy route to the city. The village is also served by regular bus services into the capital.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc