



Estate Agents and Solicitors

**29 McIntyre Lane, Macmerry, Tranent, East Lothian, EH33 1QL**

Four Bedroom, Detached Home with Private Gardens, Driveway & Garage

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# Property Description

Very spacious and immaculately presented, four-bedroom, detached family home, with private gardens, driveway and a garage. Set in a quiet and family-friendly residential cul-de-sac, located in popular and well-placed Macmerry, to the east of Edinburgh.

Comprises an entrance hall, open plan living/dining room/kitchen, family room, four double bedrooms, a family bathroom, an en-suite shower room and a ground floor WC.

Features include stylish modern décor, a high specification modern kitchen with a full range of integrated appliances, gas central heating, quality flooring throughout and high-end bathroom suites.

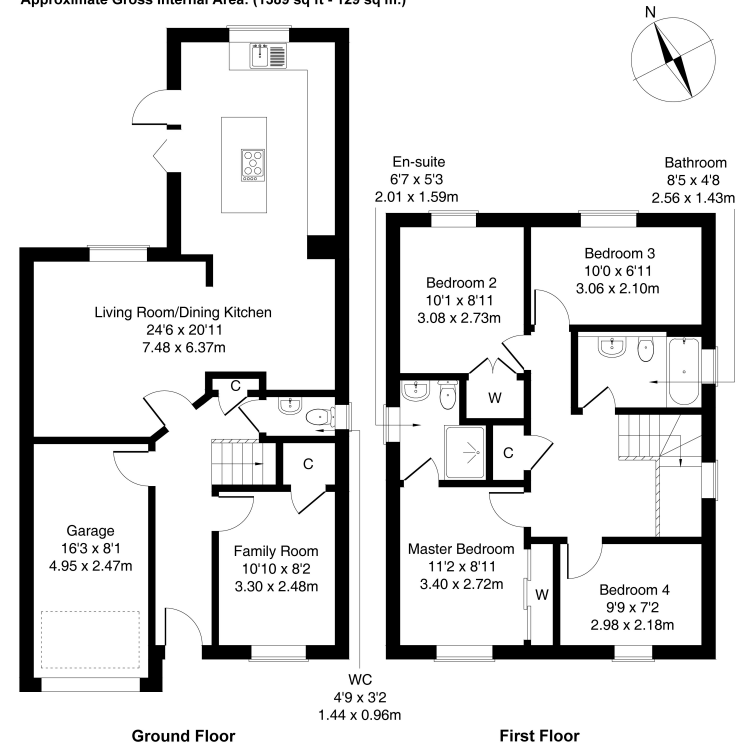
Externally the property benefits from a beautifully kept rear garden including decking and a patio area with a hot tub available by negotiation, and a front garden and driveway.

A spacious entrance hall has solid oak flooring extending through to the open plan living room area which features a TV wall mount, a wood burner and spotlights throughout; whilst set to the side with Amtico flooring extending through to the kitchen, the dining area offers ample space for freestanding furniture. Set off the dining area with large bi-fold doors accessing the rear garden, the kitchen is fitted with modern units, quartz worktops, an island, a sink with a high specification 'Quooker' boiling water tap and an integrated wine cooler. Appliances include an integrated dishwasher, induction hob and two ovens; a freestanding American-style fridge/freezer; and a washing machine housed in the garage. Whilst set to the front, the family provides further space for lounge furniture or an office, and set with a side aspect window is a convenient WC with a modern two-piece suite.

Upstairs, the master bedroom is set to the front featuring carpeted flooring, spotlights, a built-in wardrobe and a fully tiled wet room style en-suite; whilst bedroom two is set to the rear, similarly well finished, also featuring a built-in wardrobe and spotlights. Two further bedrooms are set to opposite aspects, both with carpeted flooring and central light fittings. Completing the accommodation, the bathroom is fitted with a stylish suite, a mains mixer shower with a rainfall showerhead and a ladder-style radiator.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (1389 sq ft - 129 sq m.)



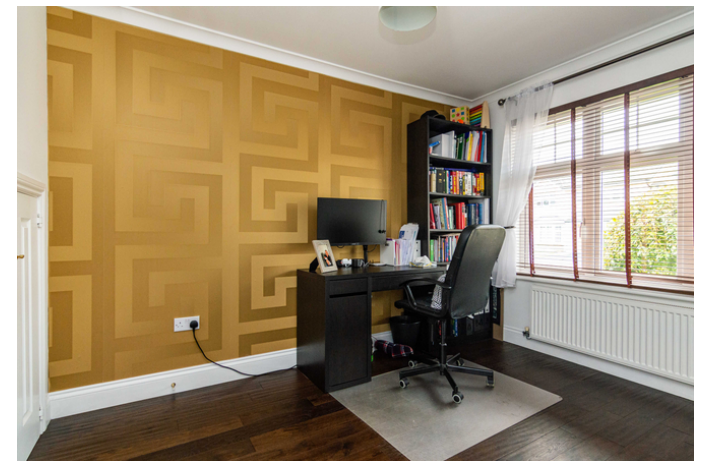
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Macmerry lies some two miles east of the town of Tranent, which provides most of the amenities for the immediate area, and has its own primary school, several play-parks, and local convenience shopping. A former mining community, it is set amid open countryside, close to the East Lothian coast with its superb beaches. The village benefits from good bus connections and is just a short drive from the A1, for ease of commuting to Edinburgh.

Regular train and bus services run from nearby Musselburgh, Wallyford and Prestonpans. Tranent itself offers excellent shopping facilities, service amenities, schooling for all ages, and a range of leisure and recreational facilities, along with supermarkets, a doctor's surgery, leisure centre, library, and post office.





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