



## 2 Grant Crescent, Macmerry, Tranent, East Lothian, EH33 1FQ

Immaculately Presented, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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# Property Description

Immaculately presented, three-bedroom, semi-detached home, with gardens and a multi-vehicle driveway. Set in a modern, factored, family-orientated residential development in Macmerry, near Tranent, East Lothian. Comprises an entrance hall, living/dining room, kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a stylish fully integrated kitchen, modern bathroom suites and continuous contemporary flooring for the ground floor. Tastefully finished throughout, ready-to-move-in, further features include gas central heating, solar panels and double glazing.

Externally, the property benefits from a lawn to the front with a mono-blocked driveway continuing along the side; whilst an enclosed rear garden features a lawn, decked patio and a storage shed. This modern residential development is conveniently located for easy access to the A1, and has ample additional visitors' parking and well-kept grounds.

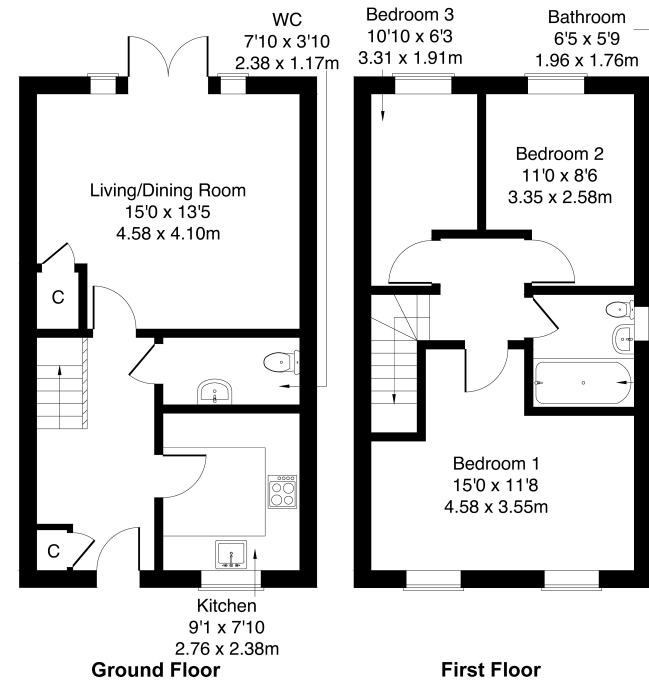
A welcoming entrance affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, including a convenient WC and storage cupboard. With wood effect flooring continuing from the hall, the spacious living room offers space for dining and access to the rear garden, whilst featuring a wall-mount TV point and a storage cupboard. Set to the front, the stylish kitchen is fitted with modern units, stone effect worktops, a herringbone tiled surround, a sink with drainer, a boiler tap, and spotlights; with integrated appliances including an oven, an induction hob, a microwave, a fridge/freezer, a washing machine and a dishwasher.

On the upper floor, bedroom one is set to the front, tastefully finished with light decor, carpeted flooring and two windows enjoying plentiful natural light; whilst two further flexible bedrooms are set to the rear, similarly well-finished with light decor and carpeted flooring. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath and tiled splash walls.

Light fittings may be available by separate negotiation.

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Approximate Gross Internal Area: (818 sq ft - 76 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, a leisure centre, a library, and a post office.









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