



57 Brierbush Road, Macmerry, Tranent, East Lothian, EH33 1PR

Light & Tastefully presented Two-Bedroom, Mid-Terraced Home with Landscaped Gardens

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Property Description

Light and tastefully presented, south-facing two-bedroom, mid-terrace family home, with landscaped gardens. With a cul-de-sac setting, located in a quiet, established residential area of Macmerry, near Tranent, East Lothian

Comprises an entrance hall, living room, family/office, kitchen, two flexible bedrooms, and a family bathroom.

Highlights include a stylish fitted kitchen, contemporary lighting and flooring, and a modern bathroom. Further features include a spacious garden office, gas central heating, double glazing, a loft and a powered garden shed.

Professionally landscaped gardens include patio decks and synthetic turf lawns, whilst ample residential parking bays are to the front.

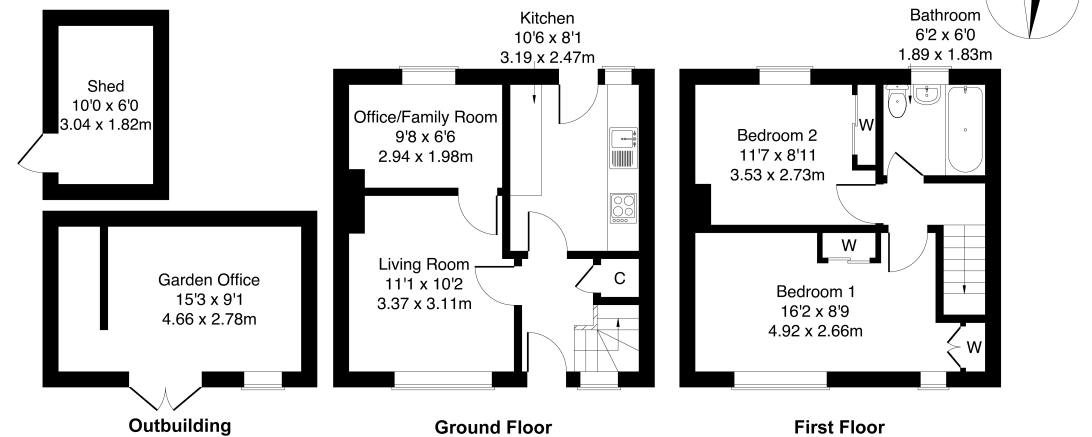
A welcoming entrance leads into this beautiful home, where contemporary flooring flows throughout to a spacious, modern living room with light décor. To the rear, a versatile family room or office adds convenience and functionality. The stylish kitchen features wood-effect countertops, a stainless steel sink, integrated oven, electric hob, and microwave, with direct access to the private garden – perfect for entertaining.

Upstairs, two double bedrooms offer built-in storage, wall-mounted TV points, and soft carpeting. The modern bathroom includes tiled flooring, a three-piece suite with a shower over the bath, and a ladder-style radiator. Externally, a fully finished garden office and low-maintenance garden provide extra space and flexibility for work or leisure.



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Approximate Gross Internal Area: (861 sq ft - 80 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 is located about two miles east of Tranent, which serves as the main hub for amenities in the area. The village itself has a primary school, several playgrounds, and local convenience stores. Once a mining community, Macmerry is now surrounded by open countryside and lies close to the beautiful beaches along the East Lothian coast. It benefits from reliable bus services and is just a

short drive from the A1, making commuting to Edinburgh straightforward. Regular train and bus links are also available from nearby Musselburgh, Wallyford, and Prestonpans. Tranent provides excellent shopping options, a full range of services, schooling for all ages, and various leisure facilities, including supermarkets, a doctor's surgery, a leisure centre, a library, and a post office.





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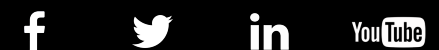
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