



9 Liney Walk  
Macmerry  
EH33 1FP

# 9 Liney Walk Macmerry

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Three bedroom end-terrace home nestled within a modern development in the heart of Macmerry. The property has been upgraded by the current owner and comprises; welcoming entrance hallway, living room, upgraded kitchen/dining area and downstairs w/c. To the first floor are three bedrooms with the master having an en-suite and the family bathroom completes the accommodation.

The front garden has been enclosed with a small fence and to the rear the garden is also fully enclosed and includes a child's playhouse and shed. The property is fully double glazed and serviced by a gas combi-boiler.

Parking is found to the rear of the property within a private courtyard, with access to the property via a rear gate.

## Property Features

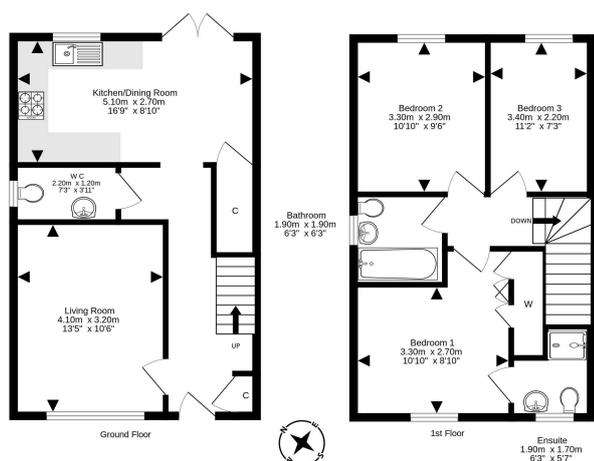
- Upgraded Kitchen
- Gas Central Heating
- Double Glazing
- Off Street Parking
- Gardens







Macmerry is a popular village lying approximately two miles east of Tranent. The village has a Post Office, nursery and primary school with further shopping facilities and amenities available at nearby Tranent and Haddington. Macmerry is very well placed for access to Edinburgh and beyond to the central motorway network and Edinburgh International airport. Nearby Tranent has a wide variety of shops and other amenities including a sports centre and swimming pool.



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. Made with Metropac ©2024

### Extras

All floor coverings and light fittings. Fitted kitchen appliances. Shed and children's playhouse to garden.

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#### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

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