

9 McIntyre Lane

MACMERRY, TRANENT, EAST LoTHIAN, EH33 1QL



Bright, Spacious Four-Bedroom Home in Macmerry



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Welcome to McIntyre Lane, where this beautifully presented four-bedroom detached home offers a fantastic opportunity for anyone seeking space, light, and privacy in a peaceful setting.

THE LIVING ROOM



Step inside, and to your right, you'll find the bright and inviting living room, where a lovely bay window floods the space with natural light. An electric fireplace provides a cosy focal point, making this an ideal spot to unwind. Through double doors, you're led into the dining room, which enjoys a dual aspect with the living area, creating a sense of openness and connection between the spaces.

THE DINING ROOM



THE KITCHEN



The modern kitchen can be accessed from either the dining room or the hallway, providing an effortless flow through the ground floor. Well-equipped with an electric hob, oven, integrated microwave, fridge/freezer, and dishwasher, it's a practical and stylish space for cooking and entertaining.

From the kitchen, step into the conservatory. A place that perfectly frames the rear garden. With no properties behind, this private outlook offers a wonderful sense of tranquillity. A downstairs W.C. completes the ground floor.



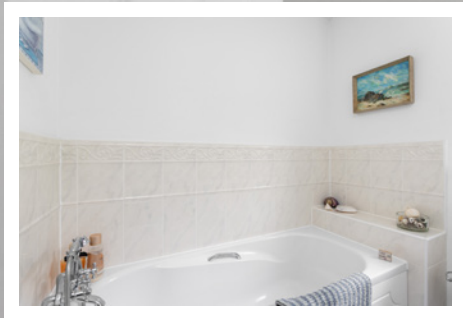
THE CONSERVATORY & WC





Upstairs, you'll find four generous double bedrooms. The principal bedroom benefits from a sleek three-piece en-suite, while two of the remaining bedrooms share a smart Jack & Jill en-suite, ideal for growing families or visiting guests. A contemporary family bathroom serves the rest of the upper floor.

THE BATHROOM



BEDROOM 1



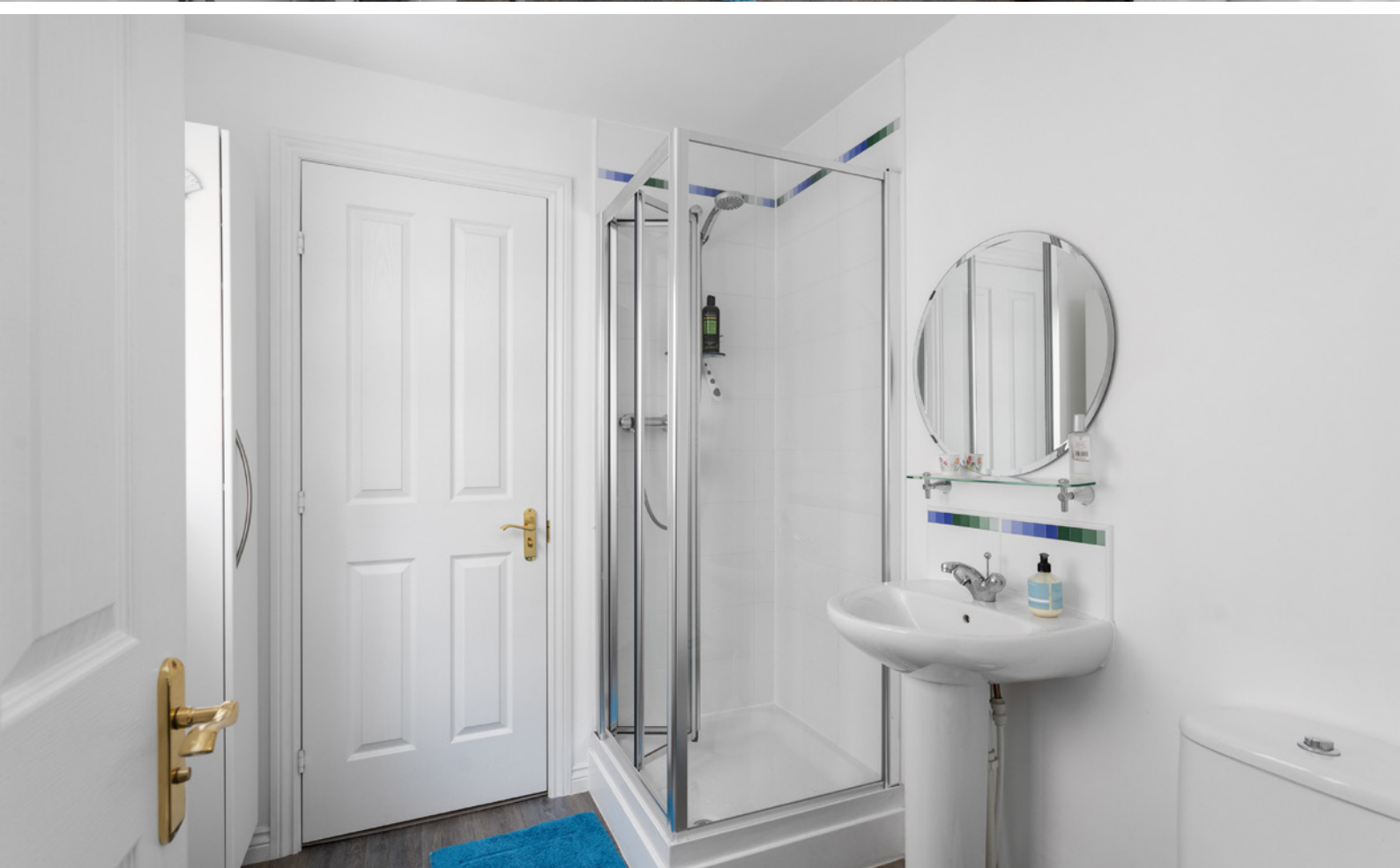
The principal bedroom benefits from a sleek three-piece en-suite



BEDROOM 2



JACK & JILL EN-SUITE



BEDROOM 3



BEDROOM 4



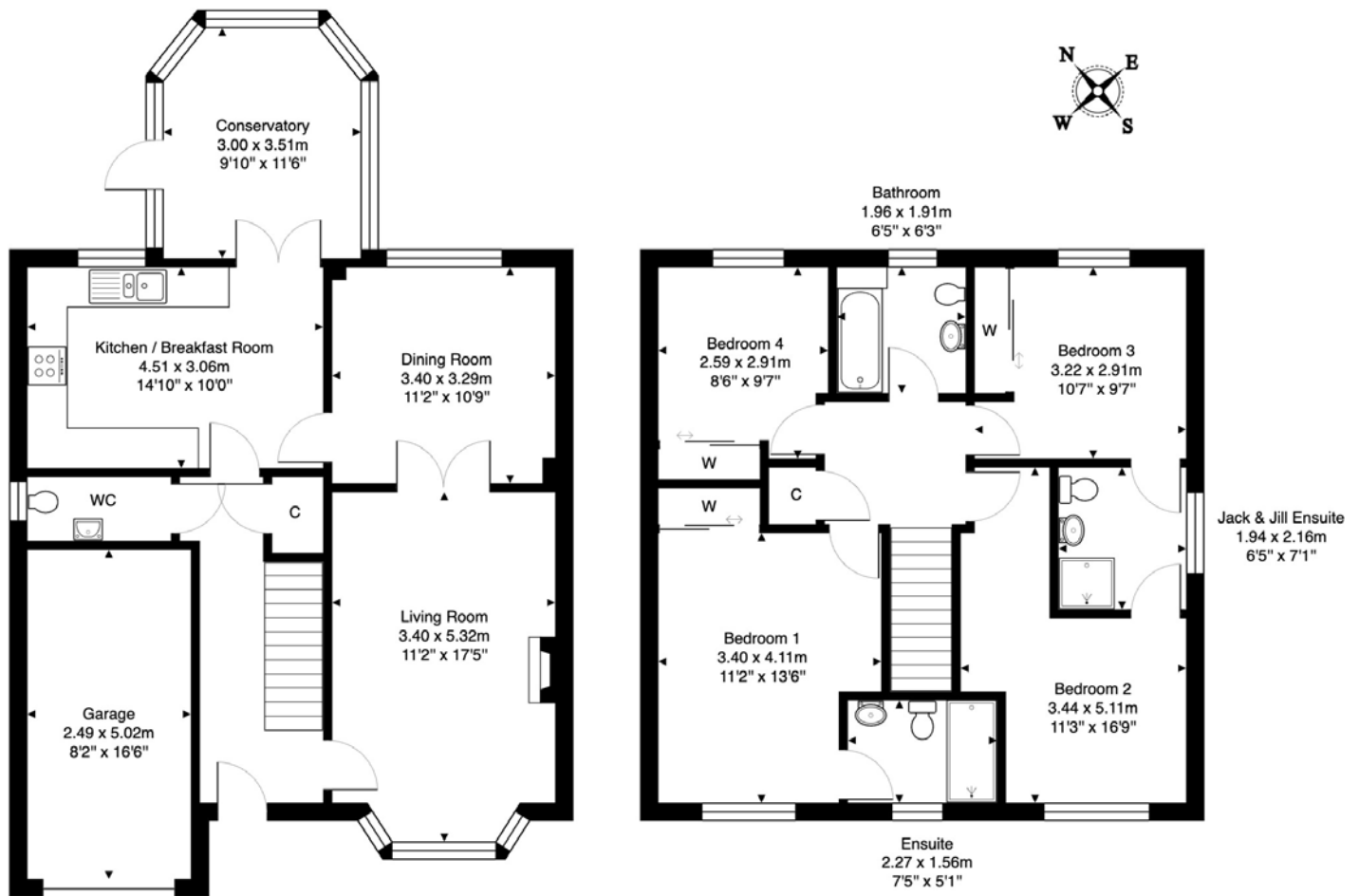
Outside, the rear garden is beautifully maintained and thoughtfully designed for both relaxing and entertaining.
To the front, a driveway offers off-street parking and leads to the integrated single garage.

This is a home that offers space, versatility, and a peaceful setting; all just a short distance from local amenities and commuter links.

EXTERNALS

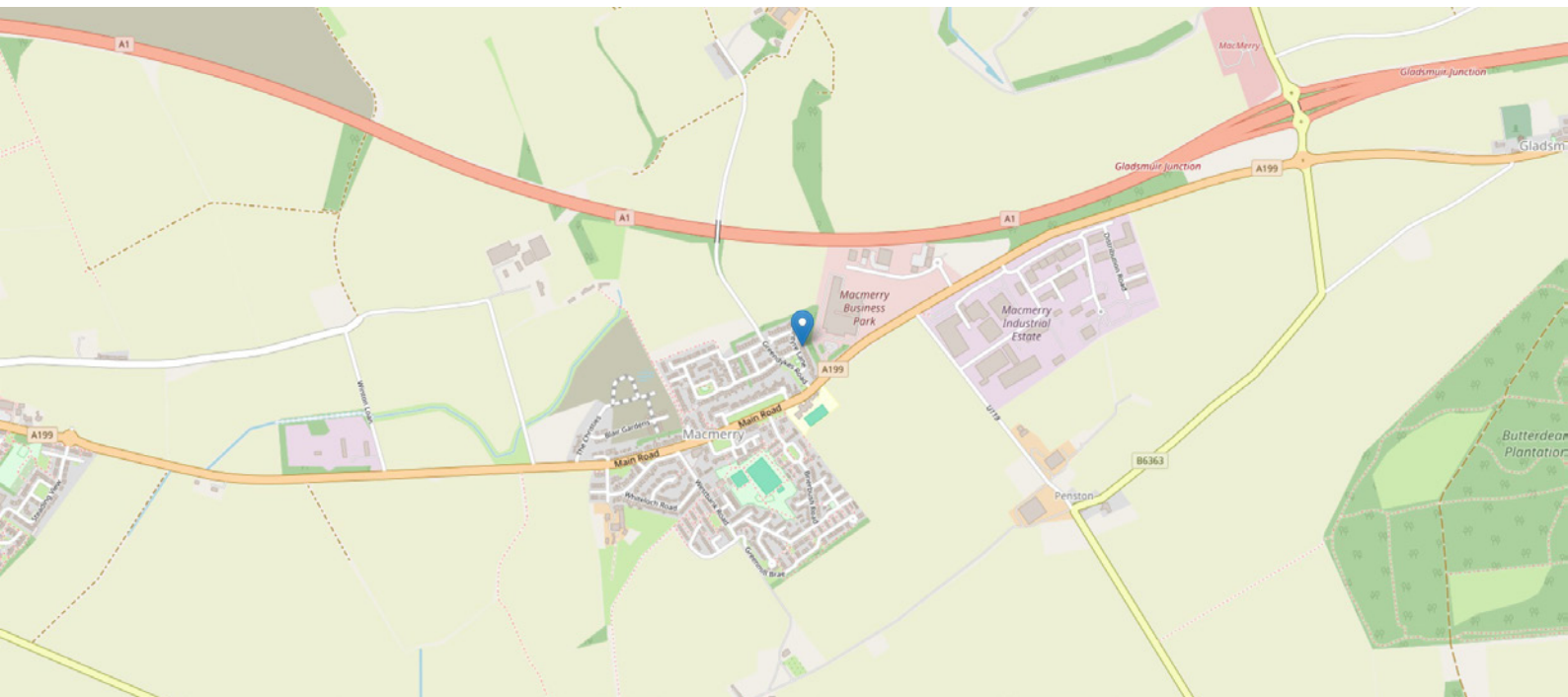


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 129m² | EPC Rating: C



THE LOCATION

The expanding village of Macmerry is situated on the old A1 in the heart of East Lothian, just two miles south of Tranent. It offers primary education, a convenience store/post office, a bowling club, a swing park, a butcher shop and a takeaway pizza shop. The community council and gala committee give Macmerry a real village feel.





Neighbouring Tranent also has an excellent shopping centre with a wide range of independent shops, an Aldi and a large branch of Asda. There are cafes and restaurants, and a Leisure Centre/Swimming Pool offering a wide range of activities for children and adults alike. East Lothian's championship golf courses, stunning countryside and fine sandy beaches are all within close proximity. Regular bus services from the village run to and from the City Centre and proximity to the A1 facilities an easy commute north and south, as well as to Edinburgh International Airport and the central motorway network via the city bypass.



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