

# 8 Station Row

MACMERRY, TRANENT, EAST LoTHIAN, EH33 1PD



*Well Presented Two Bedroom Mid Terraced  
Cottage In Macmerry, East Lothian*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

McEwan Fraser Legal is delighted to present this spacious two-bedroom mid-terraced cottage in excellent condition in the popular town of Macmerry.

# THE LIVING ROOM



The generously proportioned and bright living area has a log-burning stove and feature stone wall. There are various possibilities for furniture arrangements but with ease, the living space will accommodate living and dining areas.

# THE KITCHEN



The fully equipped kitchen is accessed via the living room. The kitchen is modern and fully equipped with a hob, fan oven and white goods appliances. The kitchen provides access to the rear where you will find the private rear garden and parking.





The property benefits from two double bedrooms. The master bedroom is very generously proportioned with large built-in wardrobes and bedroom two is a well proportioned double. The house has one main bathroom which is fitted with a white three-piece suite and has been well maintained by the current owner.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

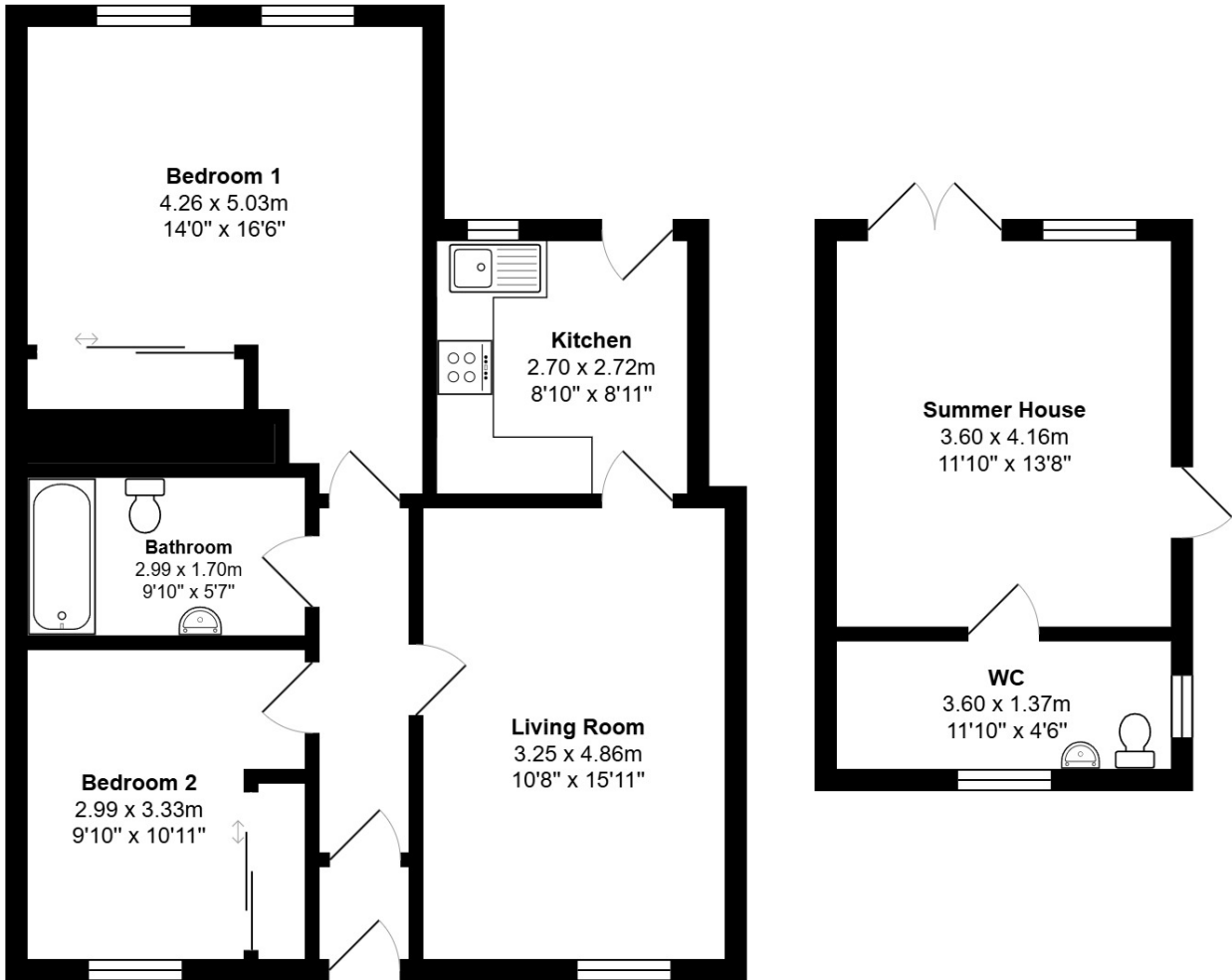


There is a large summer house in the private rear garden which is fully plumbed for a utility space as well as insulated making for a potential home office space, gym or garden room. In addition to this, the property includes attic access for additional storage via Ramsay ladder, private parking, a private rear garden with a summer house, gas central heating and modern double glazing.

# EXTERNALS

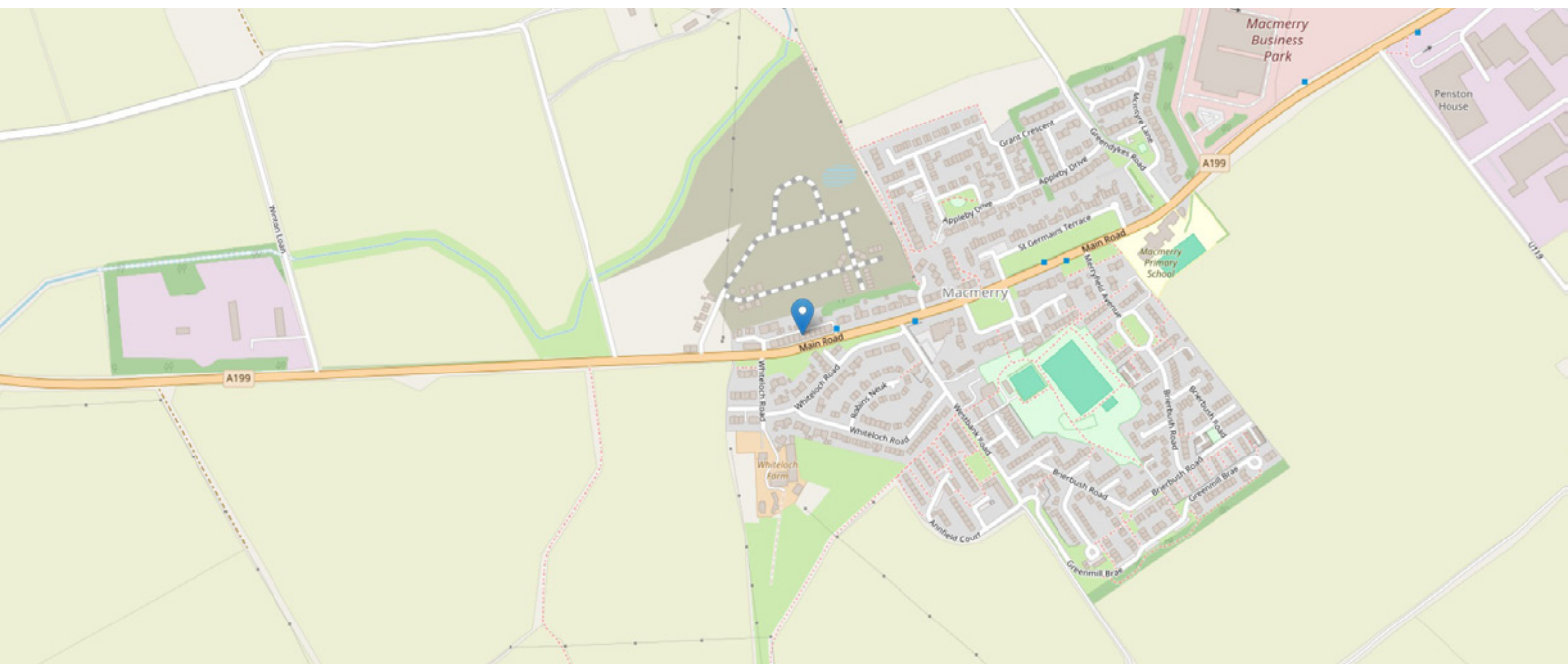


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Macmerry and Tranent are situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The town itself has a well-established High Street with a choice of banks, ample shops and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail complex in Newcraighall which provides a wealth of major stores.

Tranent's popularity with commuters is in part due to excellent bus services operating to and from the City Centre and many surrounding areas along with a network of roads leading to the City Centre which is approximately 10 miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh.

Within the town, there is a range of schools for all ages and several leisure facilities including a swimming pool.



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Area Sales Manager



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