

1 Annfield Court

MACMERRY, TRANENT, EH33 1PN



Spacious four-bedroom end-terraced family home with generous gardens, bright interiors and peaceful field views in Macmerry



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Introducing this spacious four-bedroom end-terraced home offering generous accommodation, large private gardens and a practical family-friendly layout in a well-established residential setting. The property enjoys a particularly generous frontage, with the front garden finished in colourful stone slabs which add character and brighten the approach to the home. Side access leads conveniently through to the rear garden.

THE LIVING ROOM



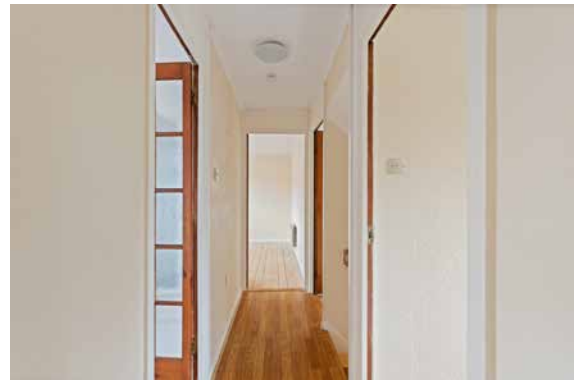
On entering, a welcoming hallway is finished with laminate flooring and neutral décor. A rear-facing window brings in plenty of natural light, while a useful storage cupboard adds everyday practicality. The living room is well proportioned, bright and spacious, finished in neutral tones with laminate flooring to create a comfortable and versatile main reception space.

THE KITCHEN



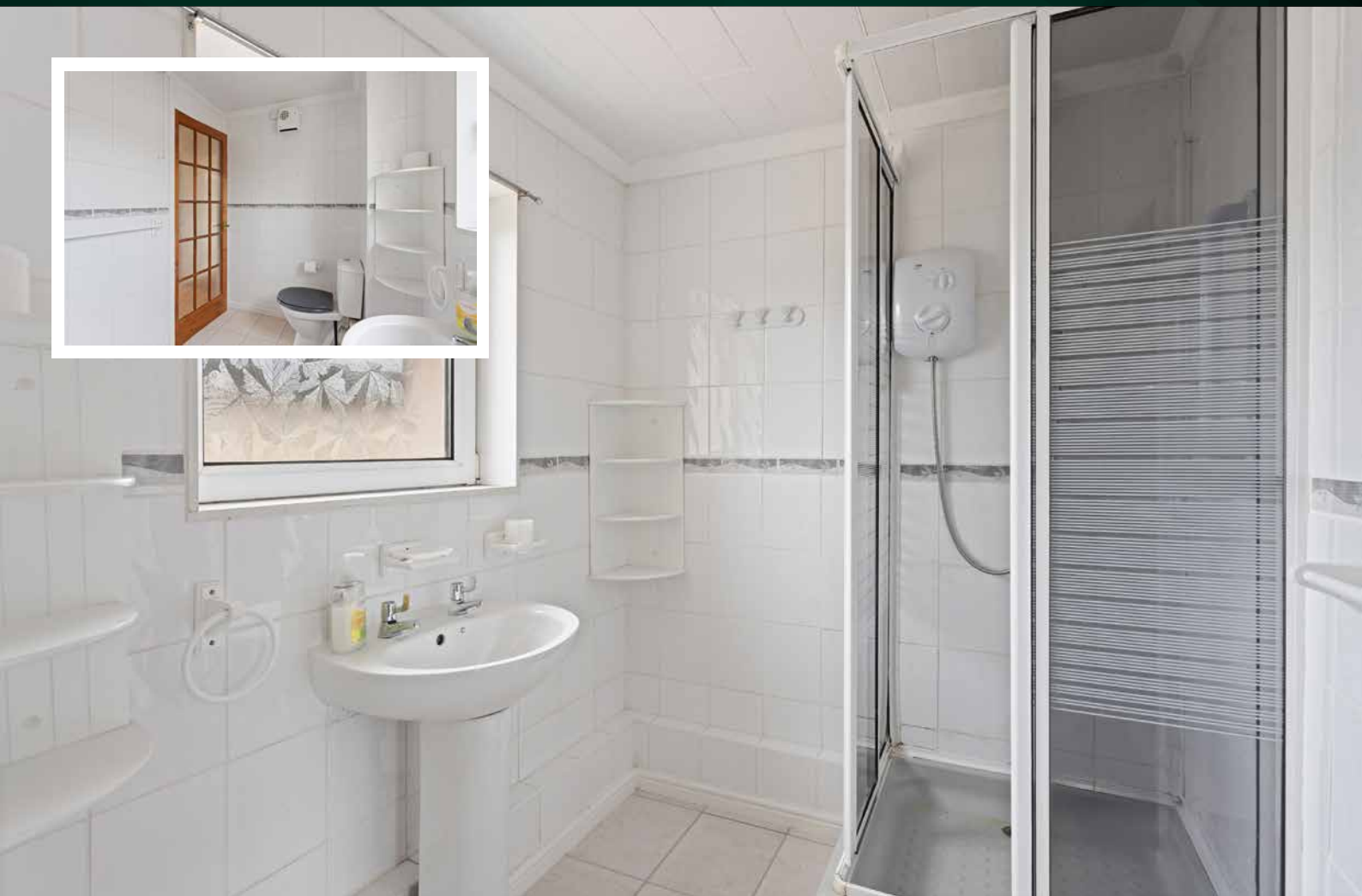
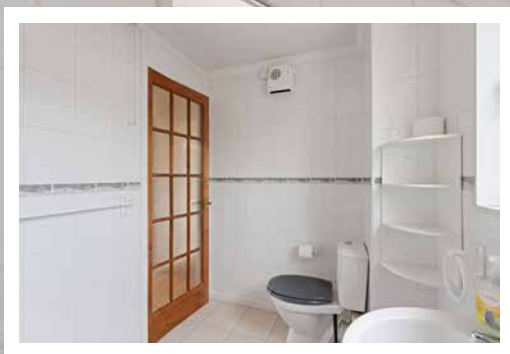
The traditional wooden kitchen forms a warm and inviting family hub, featuring timber wall panelling, classic cabinetry with solid wood detailing and matching worktops. Double windows allow plenty of natural light into the room, helping the space feel bright and open while retaining its cosy, timeless character. Adjoining the kitchen is a rear porch, which provides direct access to the back garden and also benefits from two useful coal cupboards for additional storage.





A staircase from the hallway leads to the upper level, where there are four well-proportioned bedrooms. Three of the bedrooms benefit from built-in storage, while the smaller bedroom offers a flexible space that could also suit use as a home office or nursery. The primary bedroom enjoys a particularly pleasant rear outlook across the garden and towards open fields with horses beyond, creating a calm and peaceful setting. The shower room is bright and fresh, finished with white tiling for a clean and practical feel.

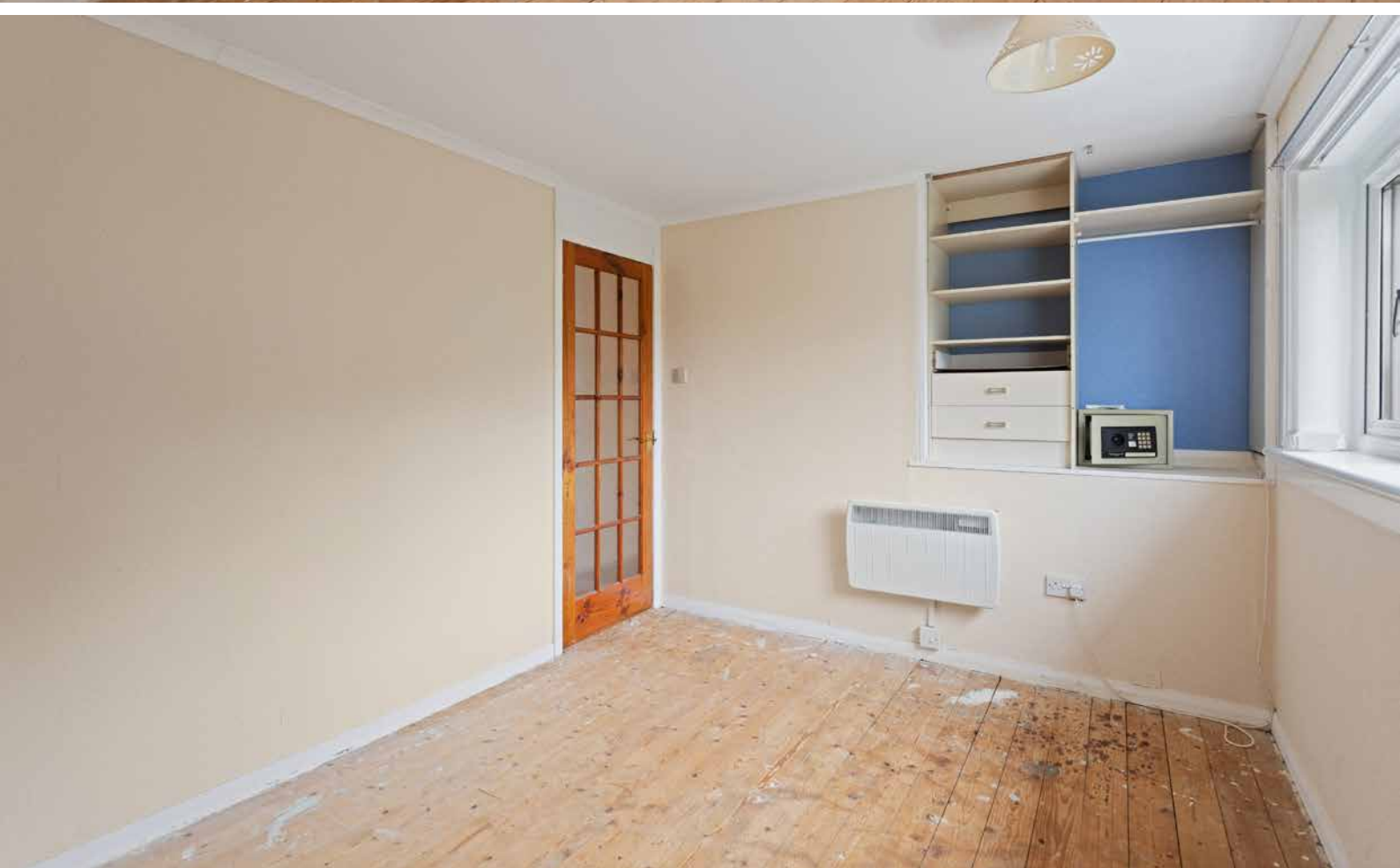
THE SHOWER ROOM



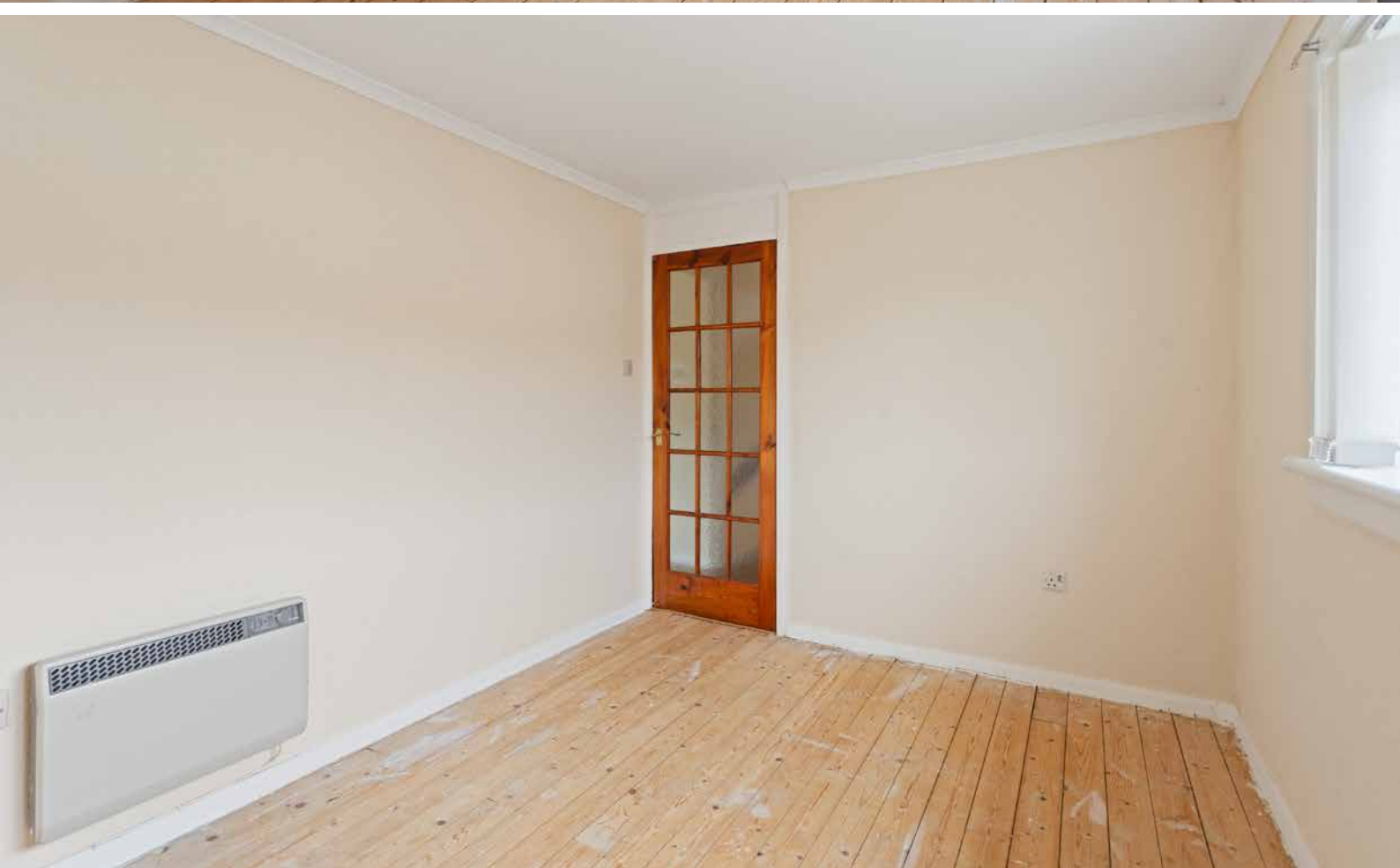
BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



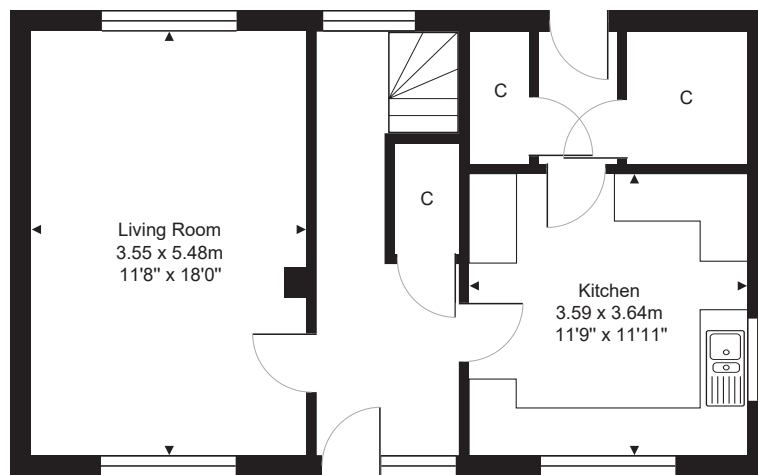
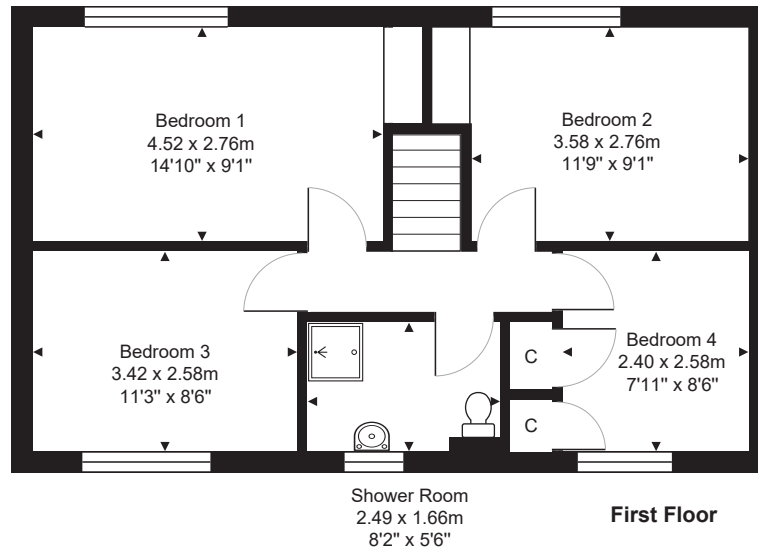
Externally, the rear garden is generously sized and arranged with a combination of stone paving and lawn. A glass greenhouse adds useful growing space, while the side area offers room for a garden shed. The garden also benefits from direct access onto an external footpath, adding further convenience.

With its four-bedroom accommodation, generous gardens, useful storage and peaceful rear outlook, 1 Annfield Court offers an excellent opportunity for buyers seeking a spacious and versatile family home in Macmerry.

EXTERNALS

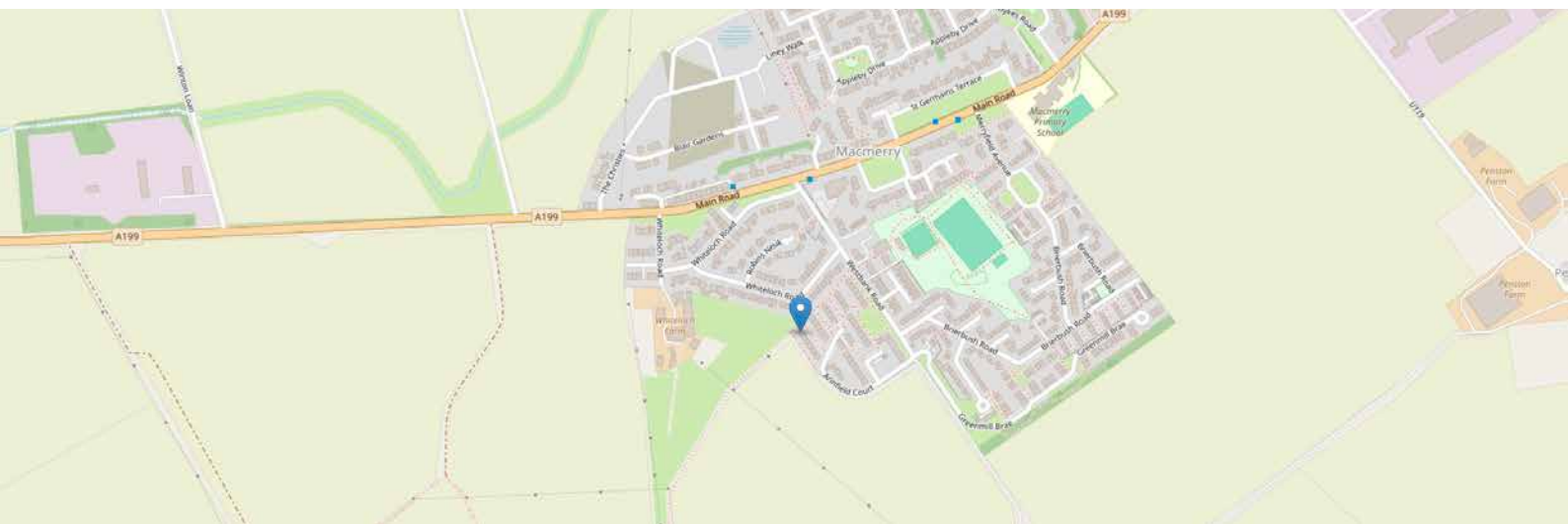


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 101m² | EPC Rating: E



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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