



31

31 Chesterhall Avenue,
Macmerry, By Tranent,
EH33 1QJ

FOR SALE

A DELIGHTFUL, SPACIOUS SEMI-DETACHED MODERN VILLA FORMING PART OF A QUIET, ESTABLISHED RESIDENTIAL AREA, OFFERING A MOST APPEALING FAMILY HOME.

Features.

-  Entrance Hall
-  Downstairs WC
-  Spacious Living Room
-  Family sized Dining/Kitchen with patio doors
-  Three Bedrooms
-  Bathroom
-  Gas fired combination central heating
-  Double glazing
-  Private front and enclosed rear garden with patio and timber shed
-  Excellent storage



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Property Summary.

The subjects comprise a spacious, modern semi-detached villa which forms part of an established, quiet residential estate within the centre of the village.

This particular property is bright and well proportioned with well designed accommodation laid over two floors. There is a spacious living room to the front with a modern family sized dining kitchen with patio doors to the rear, ideal for informal entertaining. A cloakroom serves the downstairs accommodation. Upstairs, are three generous bedrooms, all with built-in wardrobes and a bathroom with white suite and shower over the bath.

To the front, the property is set a back from street level by way of a private garden area which incorporates a car drive-in alongside, providing off street parking for 2-3 cars. To the rear is an enclosed lawned generous garden with patio area, outside water tap and garden shed.

In conclusion, we would highly recommend early viewing of this charming family home.



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Floor Plans.

For illustrative purposes | Not to scale

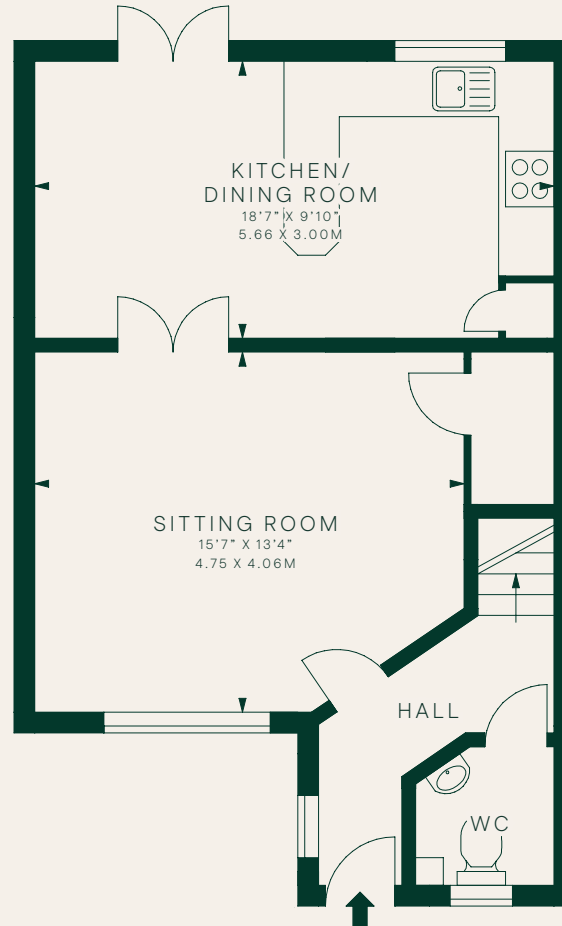
Approximate Gross Internal Area: 935ft² / 86.86m²

Extras.

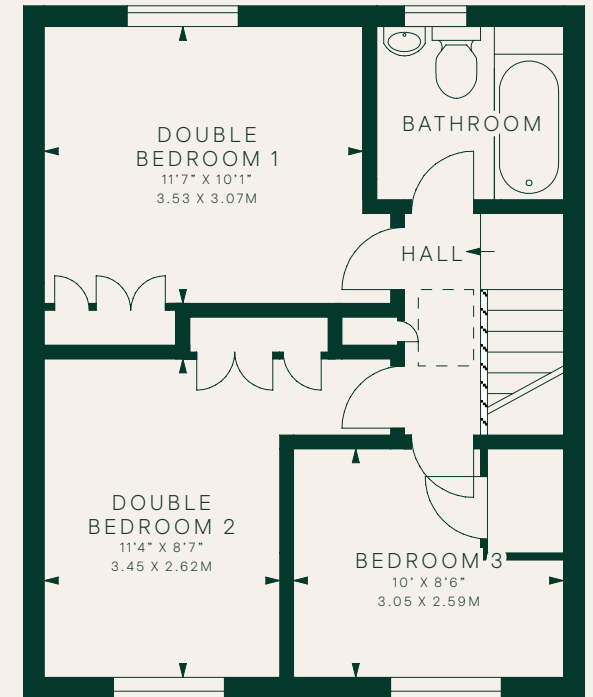
All fitted carpets, blinds, the hob, oven, dishwasher, automatic washing machine, fridge/freezer and garden shed. Please note all appliances will be sold as seen with no warranty or guarantees as to their working condition.

COUNCIL TAX BAND | E

ENTRY | Negotiable



GROUND FLOOR



FIRST FLOOR

Location.

Macmerry is an established village located adjacent to the East Lothian market town of Tranent. The area is surrounded by some of the most stunning countryside and open farmland, including the coast with its long sandy beaches, world famous golf courses and historic market towns. There are local shops within the village, with a larger choice located within neighbouring Tranent or Haddington. Macmerry primary school is on hand, with secondary at Ross High School in Tranent.

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

