



License No: ES100012703



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

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MACMERRY
3 MCINTYRE LANE
EH33 1QL

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**4 BEDROOM DETACHED HOME SET
IN QUIET CUL-DE-SAC LOCATION
SPACIOUS, FLEXIBLE FAMILY
ACCOMMODATION**

**ENTRANCE HALLWAY
CLOAKROOM**

**LOUNGE
DINING ROOM
KITCHEN/BREAKFAST ROOM**

**BATHROOM
4 BEDROOMS**

**MASTER EN-SUITE
GAS CENTRAL HEATING
DOUBLE GLAZING**

**GARDENS
GARAGE
DRIVEWAY**

**VIEWING: BY APPOINTMENT
TELEPHONE GSB PROPERTIES
01620 825368**

LOCATION

Macmerry is a small village lying just off the A1 trunk road and therefore is convenient for those commuting into Edinburgh and has good bus links to and from the city and the surrounding districts. Within the village there is shopping catering for everyday requirements and a good primary school just across the road. More comprehensive shopping and recreational facilities are available in nearby Tranent or Haddington. East Lothian's beautiful countryside and fine coastline are also both virtually on the doorstep.

The Estate that the property is located as is known as Greendykes Estate. Built by Taylor Wimpey Homes comprising of sixty-nine attractive villa's of various styles and design situated on the outskirts of Macmerry.

DESCRIPTION

3 McIntyre Lane is a spacious detached home, set on a larger than usual plot, and was the last home built on the development. Entered via the front door into the "L" shaped hallway, with engineered wood flooring and an additional door added by the builder that accesses the garage. The cloakroom is fitted with a low level w/c, wash hand basin and frosted window to the side aspect. To the front of the house is the Dining Room which again is floored with engineered wood. The lounge again with the same flooring has a feature gas fireplace and French doors leading to the conservatory. This conservatory is of traditional design also with French doors leading directly onto the patio in the garden. The Kitchen is large enough to fit a breakfasting table and chairs, and is fitted with a quality range of wall and base level units with integral appliances including double oven and hob, fridge, freezer, washing machine and dishwasher.

The staircase located in the hallway leads to the first floor landing which in turn leads to all the upper accommodation, with hatch to attic and cupboard.

The master bedroom to the front aspect of the property is fitted with carpet, has a built in wardrobe and built in entertainment unit. An en-suite shower room with low level w/c, wash hand basin and shower cubicle. Bedroom 2 to the rear of the property has great views to the rear over towards the Forth of Fife. Bedroom 3 also benefits from this view. Bedroom 4 to the front of the property is currently used as a home office but can quite easily be used as a bedroom. The bathroom is fitted with a three piece suite with low level w/c, wash hand basin and panel bath with shower over. Stylish tiles over the bath with a fully tiled floor.

To the outside of the property is a front garden laid to lawn with driveway leading to the integral garage. A side gate leads to the rear garden with large patio area, lawn and decking to the rear to catch the evening sun.

SPECIFICATION

Entrance hallway,	
Lounge	4.52m x 3.71m (14'10 x 12'02)
Kitchen/Breakfast Room	3.58m x 2.59m (11'09 x 8'06)
Dining Room	3.28m x 2.46m (10'04 x 8'00)
Conservatory	3.97m x 2.51m (13'00 x 8'03)
Landing,	
Bedroom	3.40m x 2.72m (11'01 x 8'11)
En-Suite Shower Room	
Bedroom	3.69m x 2.72m (12'01 x 8'11)
Bedroom	3.64m x 2.10m (11'11 x 6'10)
Bedroom	3.14m x 2.17m (10'03 x 7'01)
Bathroom	2.61m x 1.62m (8'07 x 5'09)

SERVICES

Gas Central Heating, Mains Water/Drainage, Electricity

ITEMS TO BE INCLUDED WITHIN PRICE

All floor coverings and light fittings. Integral Kitchen appliances

COUNCIL TAX BAND - F

