



Solicitors & Estate Agents










Offers Over

**£255,000**

## 28 Appleby Drive

Macmerry | East Lothian | EH33 1FN

Impressive three bedroom semi-detached villa quietly located within a sought-after modern development in Macmerry, just East of Tranent. Close to superb amenities and transport links, the property is perfectly suited to couples, professionals and growing families.

-  3 beds
-  1 public
-  2 bathroom
-  Private gardens
-  Driveway
-  EPC Band - B
-  Council Tax Band - E



## Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with a handy storage cupboard, bright and airy lounge with a front-facing aspect, stylish fully-fitted kitchen/diner with a range of integrated white goods, under-unit lighting, large understairs cupboard, and French doors leading to the garden, ground floor W/C, first floor landing with attic access, large principal double bedroom with ample space for freestanding furniture, partially-tiled en-suite shower room with a double cubicle, second good sized double bedroom with room for different configurations, third double bedroom with a pleasant rear aspect, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include solar panels, gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property offers lovely, well-maintained private gardens to both the front and rear. The rear garden in particular is generous in size and offers lots of potential for future landscaping. For the car owner, there is a single driveway with off-street parking space for up to two cars.

## Viewing

By appointment through Neilsons 0131 625 2222.







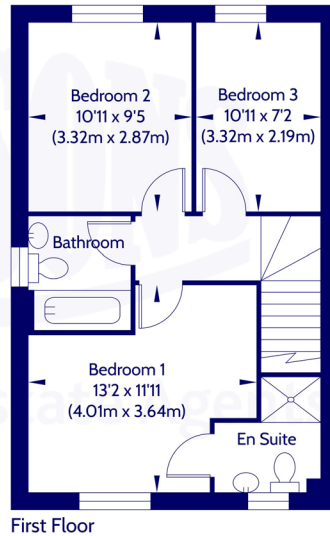
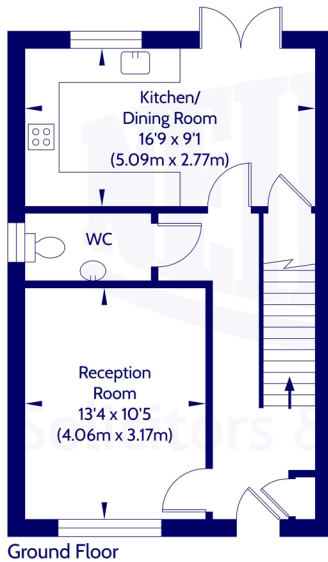
## Location

The property is located in Macmerry, just East of the vibrant East Lothian town of Tranent located approx. 11 miles east of Edinburgh. Day to day shopping needs are met by local shops and services with the Fort Kinnaird retail park and 24hour Asda Superstore only a short drive away. The property is within easy reach of the public transport system and enjoys ease of access to the A1, City by-pass, national motorway network and Edinburgh International Airport. Leisure and recreational facilities can be found in the area and a range of popular golf courses, Musselburgh Racecourse, bowling clubs and country walks through the Lammermuir Hills are all available nearby. Good educational facilities are available in the area catering for children from nursery age to secondary level.





Approx. Gross Internal Floor Area 84.26 Sq M / 907 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

