



2 APPLEBY DRIVE

Macmerry, Tranent, EH33 1FN



2

Public Rooms



4

Bedrooms



2

Bathrooms



2 APPLEBY DRIVE

Enjoying a peaceful village setting, close to the town of Tranent and within easy commuting distance of Edinburgh, this stylishly presented detached family home is both comfortable and practical, complete with four bedrooms, a bathroom, a principal en-suite shower room, and a ground-floor WC, alongside a spacious, south-facing living room and an open-plan breakfast kitchen and dining room with integrated appliances and direct access to the attractive rear garden. A fully boarded loft, eco-efficient solar panels and battery storage system, a generous three-car private driveway, and a detached garage with aluminium bi-fold doors, currently used as a gym, add to the property's appeal.







A
EPC
RATING

F
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

- Peaceful village setting – around a 30-minute drive from Edinburgh
- Contemporary detached family home
- Naturally lit hall with storage and WC
- Spacious south-facing living room
- Bright kitchen with integrated appliances and breakfast bar
- Dining room open to the kitchen, with direct garden access
- Principal bedroom with fitted storage and bright en-suite shower room
- Three further bedrooms, one with a fitted Sharps wardrobe
- Bathroom with rainfall shower over bath
- Fully boarded loft with shelving
- Eco-efficient solar panels and battery storage system
- Attractive enclosed rear garden with lawn, patio, and decking
- Driveway for three cars and detached garage (with aluminium bi-fold doors), currently used as a gym

PRINCIPAL BEDROOM







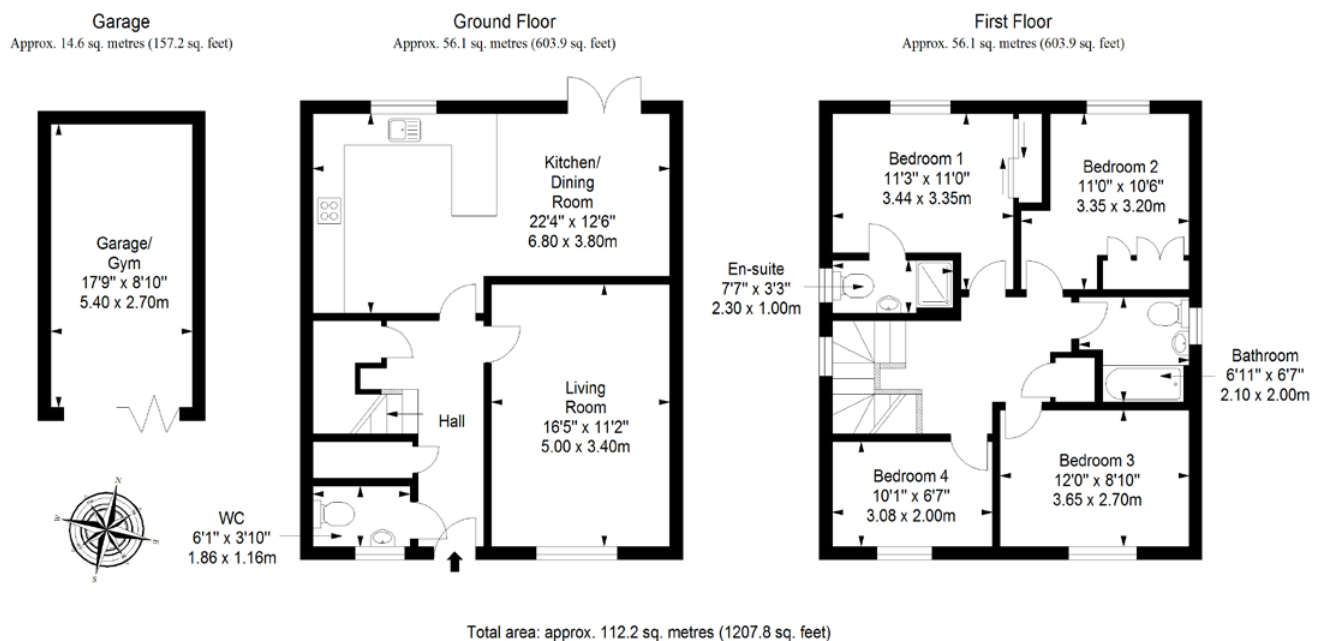
Extras: All fitted flooring, blinds, light fittings, kitchen curtains, and integrated appliances are included in the sale.

Factor: The development is factored by Hacking and Paterson for approx. £125 per annum. This includes maintenance of communal areas.



MACMERRY, EAST LoTHIAN

Set amid the rolling East Lothian countryside, Macmerry is a small, well-connected village around one mile east of Tranent. It offers a relaxed semi-rural lifestyle, with a strong sense of community and a useful range of amenities close at hand. Within the village itself are a pub, pizzeria, primary school, and an attractive green which provides a focal point for local gatherings, including the annual summer gala. For day-to-day shopping, neighbouring Tranent offers a broad selection of shops and services, while Fort Kinnaid and Straiton Retail Park provide further retail and leisure options within easy driving distance. Tranent is also home to the Fraser Centre, incorporating a community cinema, and the East Lothian Athletics Arena. The surrounding area is particularly appealing to those who enjoy the outdoors, with scenic countryside, numerous highly regarded golf courses, and East Lothian's beautiful coastline all within easy reach. Families are served locally by Macmerry Primary School, with older pupils progressing to Ross High School in Tranent. A choice of independent schooling can also be found across East Lothian and Edinburgh. Despite its village setting, Macmerry is exceptionally convenient for travel. The nearby A1 gives direct access towards Edinburgh and connects readily with the City Bypass, Edinburgh Airport, and the wider M8 and M9 motorway network. Regular bus services provide an additional option for travel into the capital, making the village a practical base for commuters.



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