

2 Appleby Drive, Macmerry, EH33 1FN



### Description

Fabulous four bed detached villa, of immense appeal, forming part of a sought-after development enjoying an extremely convenient location, close to local schooling and super road links. This perfectly-proportioned home is a natural choice for a growing family, and offers generous and stylishly presented living space which comes with the added attraction of an enclosed rear garden.

### Features

- Beautifully presented four-bedroom detached home commanding an enviable setting in sought-after modern development
- Move-in ready with contemporary, high-quality finishes
- Spacious living room with sunny south-facing aspect
- Sleek, modern kitchen/dining room with French doors to garden
- Four bedrooms, two with fitted wardrobes and the master featuring an en-suite shower room
- Stylish family bathroom with a shower-over-bath
- Ground-floor WC
- Floored attic
- Gas central heating and double glazing
- Superb rear garden offering an ideal space for summer relaxation and entertaining
- 9.9kWhr GroWatt battery storage system with 22 x 440W solar panel array and pigeon protection
- Garage converted into fitness suite with bespoke aluminium bi-fold glazed doors
- Driveway for multiple vehicles

### Factor

The development is factored by Hacking and Paterson for approx. £125 per annum. This includes maintenance of communal areas and any ad hoc repairs.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



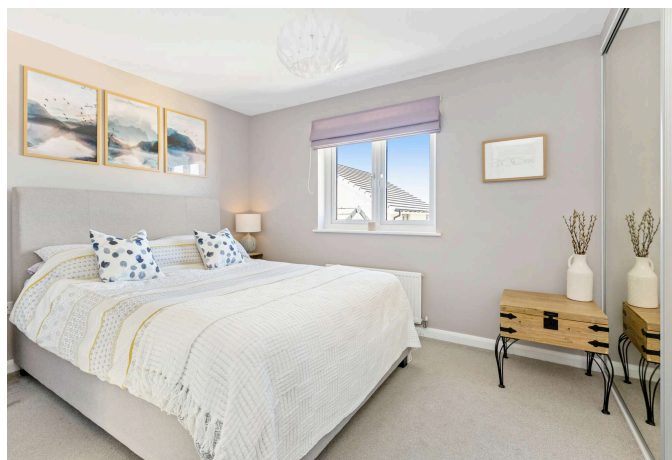
## Location

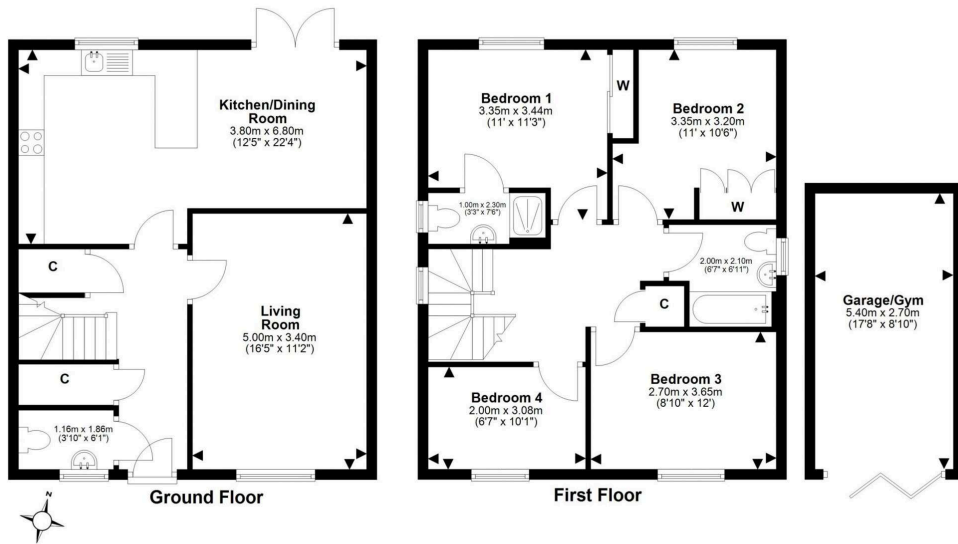
Situated approximately two miles east of Tranent, the tranquil village of Macmerry enjoys an idyllic countryside setting within easy reach of local services and amenities. Cherished for its quiet, rural ambience, the village boasts a pub, and a primary school, as well as a well maintained village green: the venue for the annual summer gala, among other community events. An excellent range of shops is provided in nearby Tranent, while more extensive shopping and leisure facilities are available just a short drive away at Fort Kinnaird Retail Park. Sport and fitness enthusiasts are well catered for in neighbouring Tranent, which is home to two leisure centres and the East Lothian Athletics Arena. Early years and primary schooling is provided at the village school (Macmerry Primary School) followed by secondary education at Ross High School in Tranent. The village is also well placed for a range of independent schools in East Lothian and in Edinburgh. Macmerry is an ideal choice for commuters thanks to its close proximity to Edinburgh and prime location just off the A1, which provides a swift and easy route to the city, as well as convenient connections to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.

## Extras

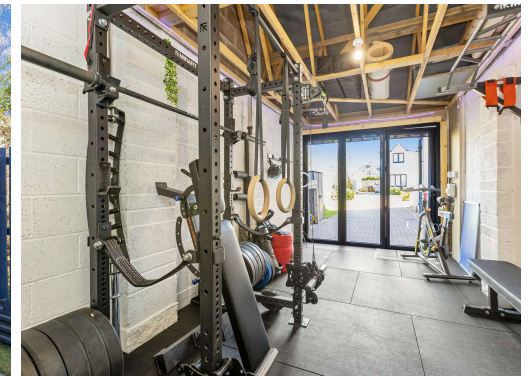
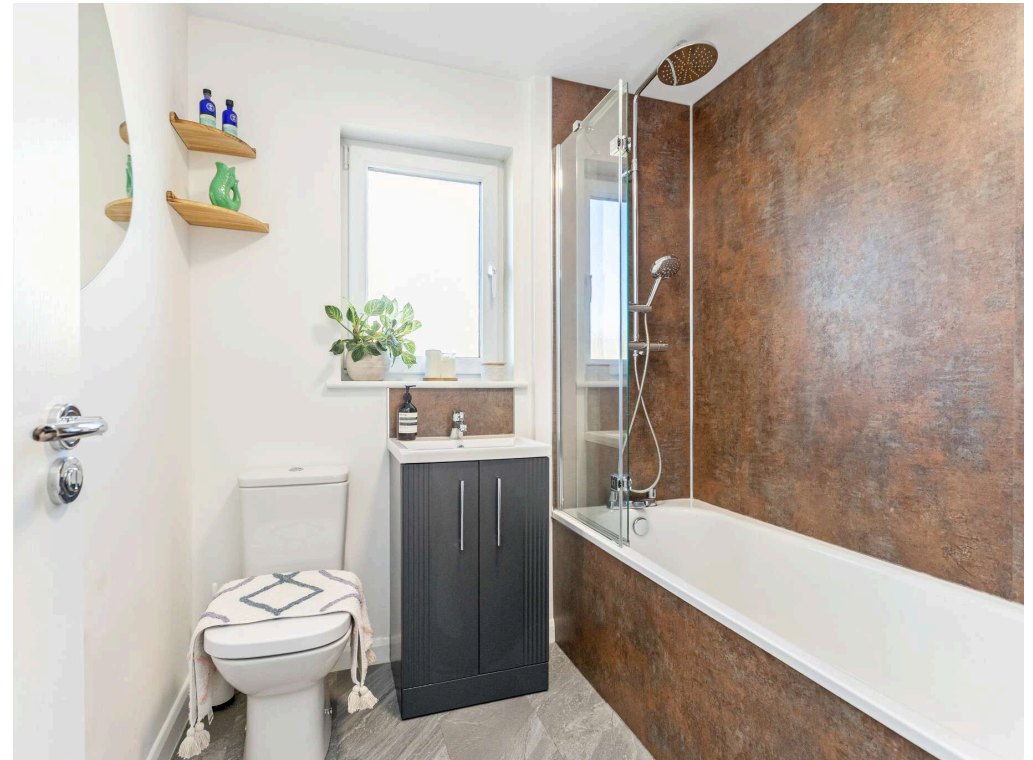
The fitted carpets, blinds, kitchen curtains, double oven, hob, cooker hood, dishwasher, washing machine, and fridge/freezer along with the wooden bin store & plant bed are included. Other items may be available by separate negotiation.

**EPC Rating: A**





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report. Plan produced using PlanUp.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

