

2 Appleby Drive, Macmerry, EH33 1FN



Description

Fabulous four bed detached villa, (Drummond House type) 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 bright aspect to front
- Sleek, modern kitchen/dining room with French doors to garden
- A mature enclosed rear garden, featuring lawn, a patio and composite decking which offers an ideal space for relaxation and entertaining
- 9.9kWhr GroWatt battery storage system with 22 x 440W solar panel array and pigeon protection
- Four bedrooms, two with fitted wardrobes (bedroom 2 featuring Sharps wardrobes) and the master comprising of an en-suite shower room
- Stylish family bathroom with a shower-over-bath and WC on ground floor
- Gas central heating and double glazing
- Garage converted into fitness suite with bespoke aluminium bi-fold glazed doors and driveway for 3 vehicles
- Floored attic

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.



Location

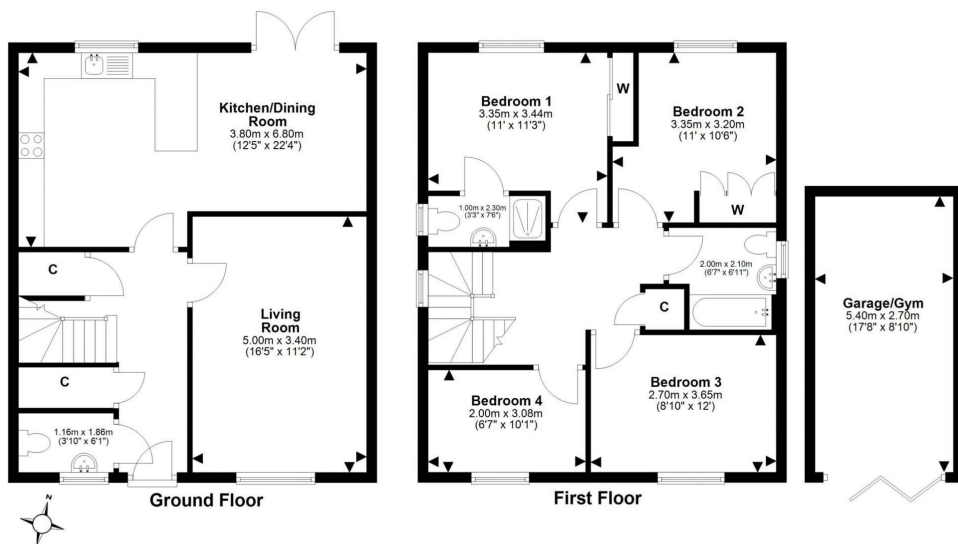
Situated approximately two miles east of Tranent, the tranquil village of Macmerry enjoys an idyllic countryside setting within easy reach of local services and amenities. Cherished for its quiet, rural ambience, the village boasts a pub, and a primary school, as well as a well maintained village green: 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

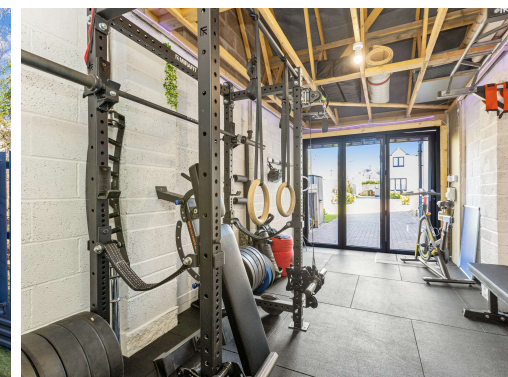
The fitted carpets, blinds, kitchen curtains, double oven, hob, cooker hood, dishwasher, washing machine, and fridge/freezer along with the wooden bin store & plant bed are included. Other items may be available by separate negotiation.

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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