



GARDEN STIRLING BURNET

11 APPLEBY DRIVE,
MACMERRY, EAST LOTHIAN, EH33 1FN





This modern three-bedroom semi-detached house forms part of a sought-after development. Located in the village of Macmerry, it offers a semi-rural lifestyle close to the beautiful surrounding countryside whilst still being within easy reach of the coast and capital. The home is in move-in condition, with attractive interior design and quality finishings throughout. It further boasts a southeast-facing garden and a tandem driveway.

Inside, an inviting hall greets you, providing a built-in cupboard and a convenient WC. The living/dining room is to the southeast-facing rear, ensuring a light-filled ambience and direct access to the garden – perfect for families. It has spacious proportions to accommodate comfy lounge and dining furniture, and it is enhanced by crisp white décor and a Moduleo luxury vinyl floor. In the kitchen, a stylish aesthetic is maintained by modern cabinets and wood-inspired worktops. Ambient plinth and undercabinet lighting add to the effect, along with a complete range of integrated appliances for a streamlined finish (gas hob, extractor hood, double oven, fridge/freezer, dishwasher, and washer/dryer).

FEATURES

- Modern semi-detached house in Macmerry
- Presented in move-in condition
- Part of a sought-after development
- Desirable semi-rural location
- Attractive interior design throughout
- Inviting entrance hall with storage
- Southeast-facing living/dining room
- Stylish kitchen with integrated appliances
- Two double bedrooms and a single bedroom
- 3pc bathroom and a separate WC
- Southeast-facing rear garden
- Private tandem driveway
- Gas central heating and double glazing
- Solar-panelled roof for greater efficiency





Upstairs leads to three bedrooms, comprised of two doubles and a versatile single. Each bedroom maintains the high standards found throughout, enjoying appealing décor and plush carpeting. The principal bedroom, with the largest footprint, also has a built-in mirrored wardrobe. Completing the accommodation is a quality three-piece bathroom, equipped with an overhead shower and premium tile work. The property has gas central heating and double glazing, as well as a solar-panelled roof for greater efficiency.

Outside, the home has a large rear garden that offers excellent privacy, coming fully enclosed for the safety of children and pets. The landscaped design incorporates a neat lawn and patio area, and it captures an abundance of sun thanks to a southeast-facing aspect. A tandem driveway to the front provides off-street parking. Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.







Macmerry, East Lothian

The tranquil village of Macmerry enjoys an idyllic countryside setting within easy reach of local services and amenities. Cherished for its peaceful rural ambience, the village boasts a pub and a pizzeria, 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 and Straiton Retail Park. Residents of Macmerry are spoiled for choice when it comes to outdoor activities and golfers have their pick of several prestigious golf courses right on their doorstep. There are also two fantastic leisure centres and the East Lothian Athletics Arena in neighbouring Tranent. Early years and primary schooling are provided locally, followed by secondary education in Tranent.

The village is also well placed for a range of independent schools in East Lothian and in Edinburgh. Macmerry is ideal for commuters thanks to its close proximity to Edinburgh and its 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. The village is also served by regular bus services into the capital.





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FLOORPLAN

