



## 21 West Windygoul Gardens, Tranent, East Lothian, EH33 2LB

Bright & Well-Presented, Two-Bedroom, Mid-Terrace Property

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# Property Description

A bright and well-presented two-bedroom mid-terrace property, offering a private garden and a driveway with parking for two cars. Located in an established and modern residential development located in Tranent, East Lothian.

The property offers well-arranged accommodation comprising an entrance cloak space, a living room, a dining kitchen, an upper hallway, two double bedrooms and a family bathroom. Highlights include a fitted kitchen and modern bathroom, contemporary flooring throughout, gas central heating, double glazing and a useful loft space.

Externally, the property features low-maintenance landscaping to the front and rear, with an enclosed rear garden incorporating a paved patio and a storage shed.

The development further benefits from unrestricted on-street and visitor parking, well-maintained communal grounds, a primary school and a local supermarket.

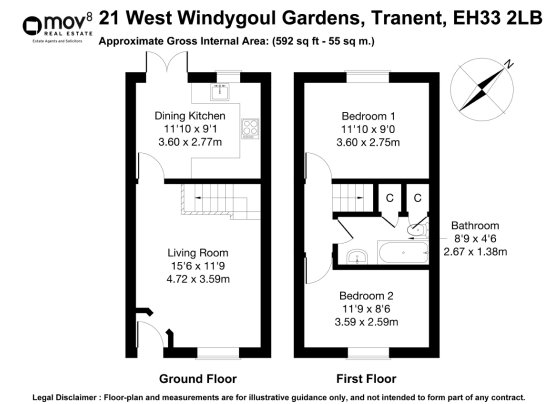
The entrance hallway provides space for coats and footwear and leads into a well-proportioned lounge, which benefits from modern flooring, a central light fitting and a useful understairs storage cupboard. The lounge offers ample room for comfortable seating, creating a welcoming space for everyday living. Positioned to the rear of the property, the bright kitchen enjoys an open and airy feel and features patio doors opening directly onto the rear garden. There is space for a breakfast or dining table, making it ideal for both casual meals and entertaining. The kitchen is fitted with modern units complemented by stone-effect worktops, a sink with drainer, a tiled splashback surround, and integrated appliances including an electric oven and induction hob.

On the first floor, two well-proportioned bedrooms are arranged on either side of the property. Both rooms feature modern wood-effect flooring, central light fittings and offer space for free-standing storage. The bathroom is located off the first-floor hallway and is fitted with a three-piece suite, including a mains-fed shower over the bath. The property further benefits from two built-in storage cupboards, providing practical additional storage.

The fridge, washing machine and dishwasher are available by separate negotiation.

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# Area Description

Tranent is a historic town in East Lothian, conveniently located just off the A1, blending modern housing with a charming old town centre known for its traditional stone-built architecture. The vibrant town centre offers various amenities, including supermarkets like ASDA and ALDI, a doctor's surgery, a leisure centre, a library, and a post office, while nearby Fort Kinnaird and Straiton retail parks feature

major retailers, restaurants, and a multi-screen cinema. Surrounded by scenic countryside, Tranent provides easy access to East Lothian's beautiful coastline and beaches. Commuters benefit from direct routes via the A1 to Edinburgh city bypass and A199, with regular bus services from the High Street and train connections available from Musselburgh, Wallyford, and Prestonpans.









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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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