



75 West Windygoul Gardens, Tranent, East Lothian, EH33 2LB

Beautifully Presented, Modern, Two-Bedroom, Mid-Terrace Home with Garden & Driveway

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Property Description

Beautifully presented, this modern two-bedroom mid-terrace home offers stylish, comfortable living with the added benefits of a private driveway and south-facing garden. The property forms part of a popular residential development on the outskirts of Tranent in East Lothian, well placed for local amenities and transport links.

Comprises an entrance hall, living room, dining/kitchen, upper hall, two double bedrooms, and a family bathroom.

Light and tastefully decorated throughout, with a stylish fitted kitchen, contemporary flooring and spotlighting. In addition, there is a modern bathroom, gas central heating, double glazing and a floored loft space.

Externally, there is a paved driveway to the front, whilst a professionally landscaped south-facing rear garden includes a paved patio, synthetic turf lawn and a storage shed.

The development includes additional unrestricted on-street parking and visitor bays, as well as well-maintained grounds throughout.

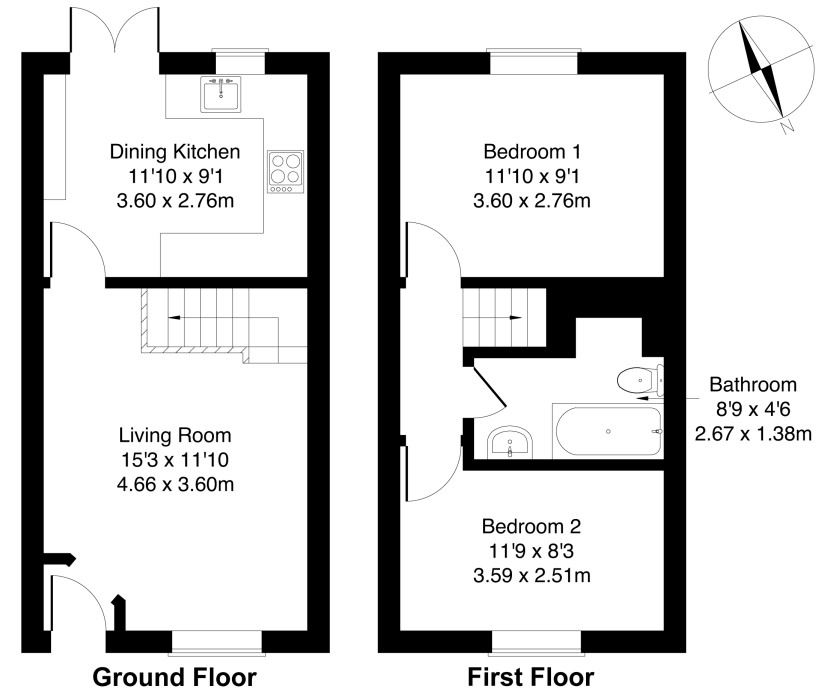
A welcoming entrance hall leads into a bright and tastefully presented living room, finished with light decor, spotlighting, wood-effect flooring, and a wall-mounted TV point. To the rear, a good-sized kitchen is fitted with contemporary units, wood-effect worktops, a sink with drainer, tiled splashbacks, and a breakfast bar. Appliances include a gas cooker with double oven, a fridge/freezer, and a washer/dryer, while patio doors open directly onto the rear garden, creating an ideal space for family living and entertaining.

Upstairs, the accommodation comprises two well-proportioned bedrooms positioned to opposite aspects, both finished with light decor and carpeted flooring, and offering ample space for freestanding furniture. The home is completed by a modern family bathroom, fitted with a three-piece suite including a shower over the bath, stylish tiled splash walls and flooring, a built-in recess with shelving, and a ladder-style radiator.



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Approximate Gross Internal Area: (592 sq ft - 55 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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