



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

Tastefully Presented, Two Bedroom, Mid Terrace House with Private Gardens and Driveway

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Property Description

Light and tastefully finished, two-bedroom, mid-terrace house, with a garden and a two-car driveway. Located in an established and modern residential development located in Tranent, East Lothian.

Comprises an; entrance cloak space, living room, dining/kitchen, upper hall, two double bedrooms, and a family bathroom. Highlights include a fitted kitchen and modern bathroom, contemporary flooring, gas central heating, double glazing and a loft space.

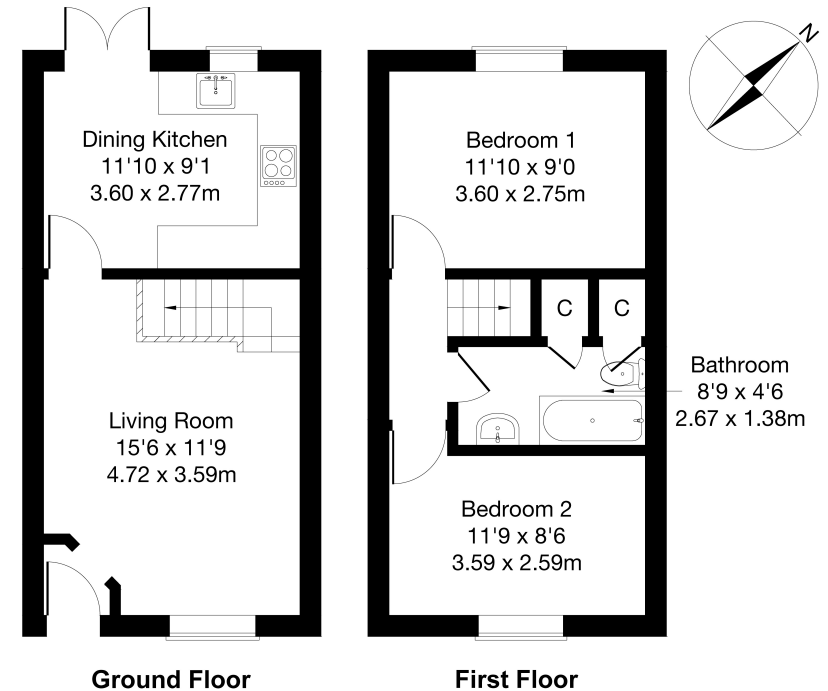
Externally, there is low-maintenance landscaping to the front and rear, with an enclosed rear garden including a paved patio and a storage shed. The development also offers additional unrestricted on-street parking and visitor spaces, well-maintained communal grounds, a primary school, and a local supermarket.

The entrance offers space for outerwear and opens to a good-sized lounge featuring modern flooring, an understairs store cupboard and a central light fitting. Set off the lounge to the rear is a bright kitchen with patio doors to the rear garden and space for breakfast/dinner table. Modern units include stone-effect worktops, a sink with drainer, a tiled splashback surround, and an integrated electric oven and ceramic hob. On the first floor, two well-proportioned bedrooms are set to either aspect and feature modern wood-effect flooring, central light fittings and space for free-standing storage. The bathroom is set internally off the hall and is fitted with a three-piece suite including a mains shower over the bath, and two built-in storage cupboards.



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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, located just off the A1, and offers a mix of modern housing developments surrounding the old town centre with its traditional stone-built buildings. The vibrant centre has supermarkets including an ASDA and ALDI, a doctor's surgery, leisure centre, library, and post office, whilst Fort Kinnaird and Straiton retail parks have an extensive range of major high-street

names, restaurants and a multi-screen cinema. Set amid rolling countryside, Tranent is well-placed for access to the East Lothian coastline and many superb beaches. Commuting into Edinburgh, there is direct access via the A1 to the city bypass and A199. There are also regular bus services available from the High Street, and train services from nearby Musselburgh, Wallyford, or Prestonpans.





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