

East Windygoul Farmhouse

ORMISTON ROAD, TRANENT, EH33 2NJ



*Beautifully Presented Three Bedroom
Detached Family Home in Tranent*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this beautifully presented three-bedroom detached family home in East Lothian's popular town of Tranent.

THE CONSERVATORY



Entering the property from the rear which is the most commonly used access is a conservatory/dining room which is an excellent multi-functioning space and could even serve as a home office if desired. This provides direct access to the modernised kitchen which will not disappoint. Fitted with an induction hob, double oven and integrated microwave, built-in fridge freezer and is finished with timber work surfaces.

THE KITCHEN



The family dining room is accessed from the kitchen and offers a really nicely configured family space with log burning stove and ample storage and additional work surfaces. This is a very versatile space and could be configured as the living room with the conservatory then used as a dining room.

THE DINING ROOM





There are two beautifully finished washrooms. One three-piece bathroom with luxury finishes from materials to wall-mounted televisions. There is also the walk-in shower room which is a three-piece suite and has been finished to an excellent standard and will not disappoint. The house has three generous double bedrooms all coming with various storage options, they are all very nicely proportioned. The current owners have one bedroom set as a living room with a log burner as they had no requirement for the three large bedrooms. In addition, the property has a porch at the front which doubles as a boot room, a large garage and a full attic which is the size of the house for additional storage.

THE SHOWER ROOM



THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

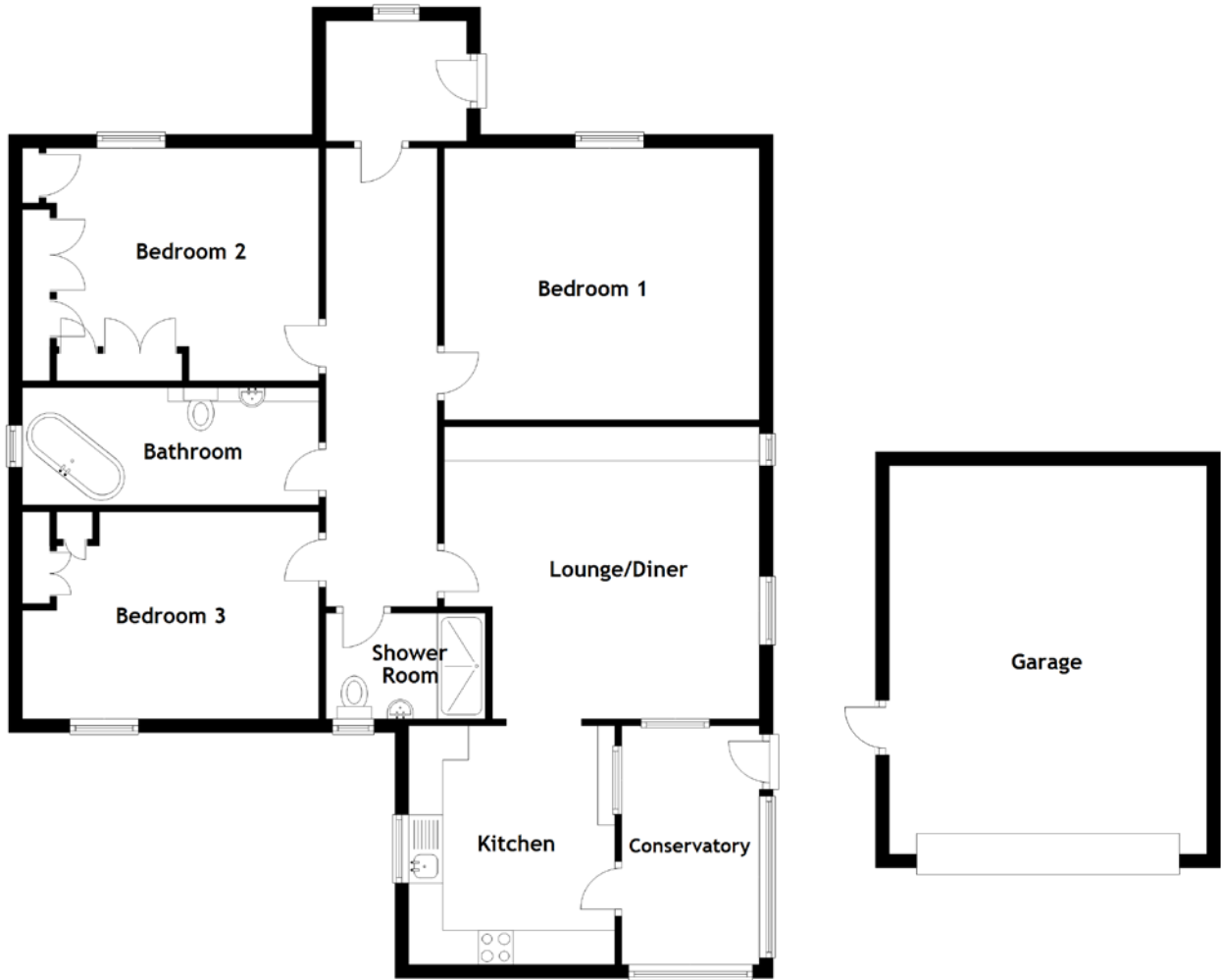


This house is fitted with modern gas central heating and benefits from modern double glazing, making for a warm home, year-round. There is excellent off-street parking for guests and the garden grounds are well-maintained and welcoming.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

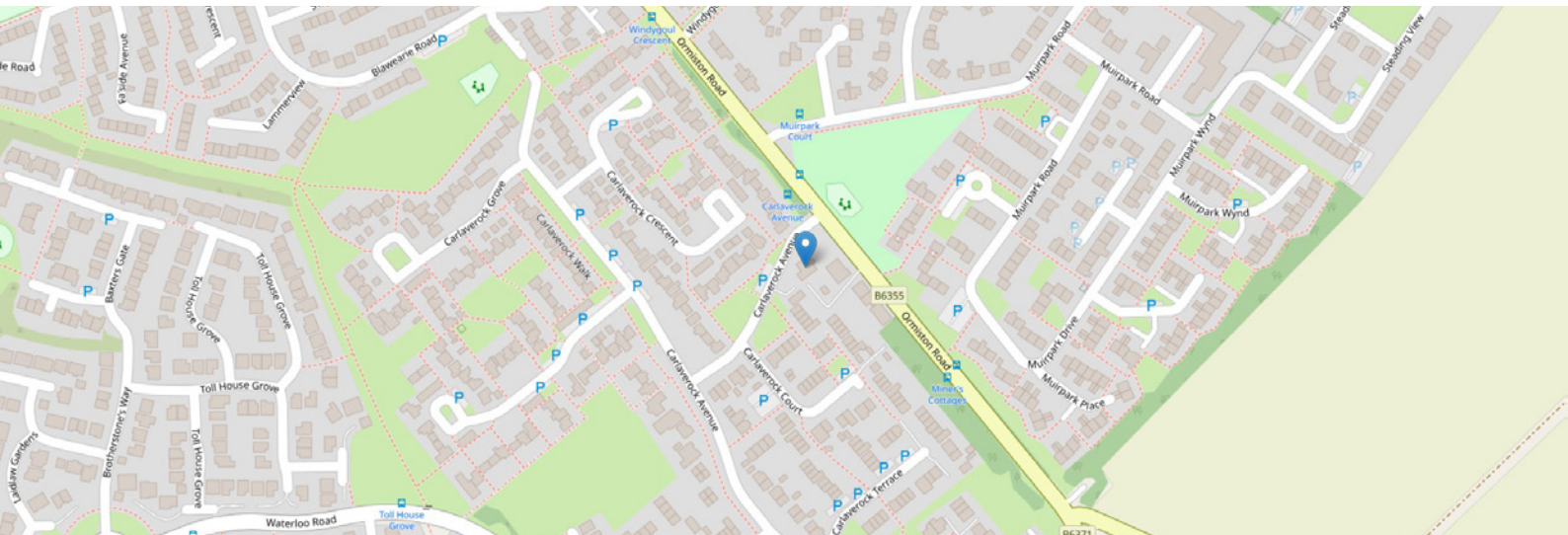


Approximate Dimensions (Taken from the widest point)

Conservatory	3.49m (11'5") x 2.01m (6'7")
Lounge/Diner	4.60m (15'1") x 4.26m (14')
Kitchen	3.49m (11'5") x 3.01m (9'11")
Bedroom 1	4.60m (15'1") x 3.97m (13')
Bedroom 2	4.33m (14'2") x 3.40m (11'2")

Bedroom 3	4.33m (14'2") x 3.02m (9'11")
Shower Room	2.33m (7'8") x 1.64m (5'5")
Bathroom	4.33m (14'2") x 1.71m (5'7")
Garage	5.67m (18'7") x 4.64m (15'3")

Gross internal floor area (m²): 111m²
EPC Rating: D



THE LOCATION

Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The town itself has a well-established High Street with a choice of banks, ample shops and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail complex in Newcraighall which provides a wealth of major stores.





Tranent's popularity with commuters is in part due to excellent bus services operating to and from the City Centre and many surrounding areas along with a network of roads leading to the City Centre which is approximately 10 miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh.

Within the town, there is a range of schools for all ages and several leisure facilities including a swimming pool.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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