

73 West Windygoul Gardens

TRANENT, EDINBURGH, EAST LOTHIAN, EH33 2LB



Superb two-bed mid-terraced house, well-positioned in an established and sought-after development in Tranent



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McEwan Fraser is delighted to present this superb two-bed mid-terraced house to the market. The property is well-positioned in an established and sought-after development in Tranent. Presented in good internal order, this house would make an ideal starter home and early viewing is highly recommended.

THE LOUNGE



Internally, the accommodation is focused on a good-sized lounge with contemporary décor, laminate flooring, and excellent natural light.

THE KITCHEN



A door to the rear of the living room opens into a well-proportioned kitchen with a breakfast bar and a good range of base and wall-mounted units. French doors open to the rear garden and space is provided for free-standing appliances.





Climbing the stairs, there are two generous double bedrooms, a bathroom and access to a large loft for additional storage. The master bedroom runs the full width of the property and overlooks the front garden. There is ample space for a full range of free-standing furniture alongside integrated wardrobes. The second bedroom is a further well-proportioned double and the bathroom includes a three-piece white suite with shower over bath and full tiling.

BEDROOM 1



BEDROOM 2



THE BATHROOM



Externally, the property boasts off-street parking to the front and a large rear garden. The rear garden has been finished with artificial grass for easy maintenance.

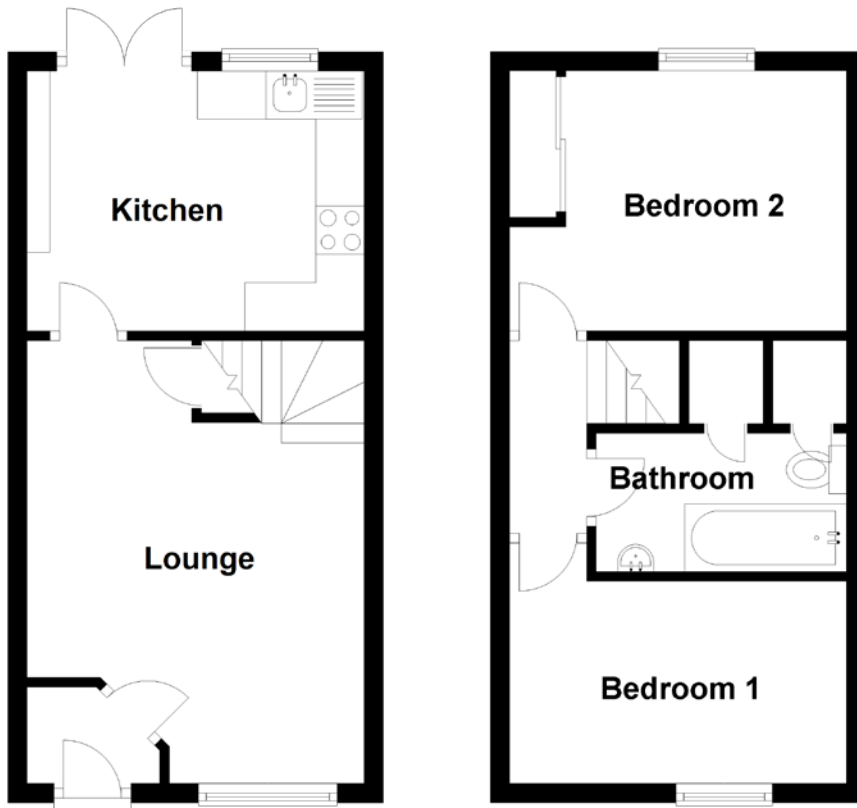
For extra warmth and comfort, there is gas central heating and double glazing.

Early viewing is highly recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge 4.60m (15'1") x 3.50m (11'6")

Kitchen 3.50m (11'6") x 2.70m (8'10")

Bedroom 1 3.50m (11'6") x 2.50m (8'2")

Bedroom 2

3.50m (11'6") x 2.70m (8'10")

Bathroom

2.60m (8'6") x 1.30m (4'3")

Gross internal floor area (m²): 55m²

EPC Rating: C

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 ten 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.

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