

# 26 Windygoul Crescent

TRANENT, EAST LoTHIAN, EH33 2BA



*Occupies a large corner plot in a quiet cul-de-sac  
with gardens to the front and rear*



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McEwan Fraser is delighted to present this extended and upgraded three-bedroom semi-detached house to the market. The property occupies a large corner plot in a quiet cul-de-sac with gardens to the front and rear. There is side access to a detached garage and ample parking.

# THE LOUNGE/DINER



Internally, the accommodation is focused towards a spacious lounge diner that boasts wooden flooring, living flame gas fire, neutral décor and superb proportions. There is plenty of space for a variety of different furniture configurations giving an incoming purchaser flexibility to create their ideal entertaining space. Two sets of French doors lead from the lounge diner into a large conservatory which opens onto the rear garden.







# THE CONSERVATORY





# THE KITCHEN



The kitchen is accessed directly from the dining area and comprises a generous range of contemporary base and wall mounted units providing excellent prep and storage space. Hob, oven and cooker hood are all integrated and space is provided for further free standing appliances.



There are three double bedrooms, a bathroom and a shower room to complete the internal accommodation. The main bathroom is on the ground floor level adjacent to the front door. Partially tiled and with natural light, the bathroom includes a three-piece white suite and a separate walk-in shower.

# THE BATHROOM





The ground floor double bedroom is a well-proportioned double with plenty of space for a king-size bed and a range of free-standing bedroom furniture.

# BEDROOM 1





Climbing the stairs, there are two further large double bedrooms on either side of a modern shower room.

## BEDROOM 2





# BEDROOM 3





# THE SHOWER ROOM





Externally, the property boasts large well-maintained gardens with mature lawns to front and rear. The rear garden also includes off-street parking, a large garage and a southwest aspect making it the perfect evening sun trap.

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

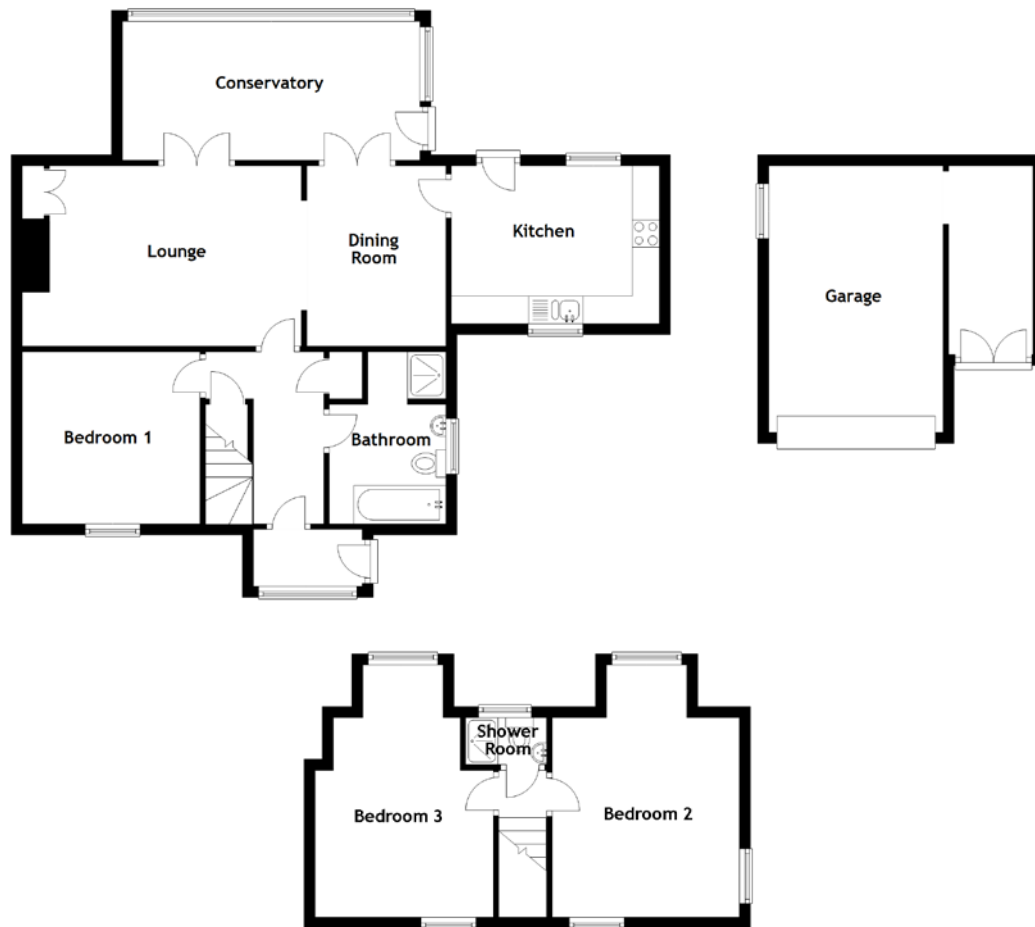
This is a charming house and viewing is essential to fully appreciate the proportions on offer.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.29m (10'10")
Dining Room	3.32m (10'11") x 2.54m (8'4")
Conservatory	5.43m (17'10") x 2.54m (8'4")
Kitchen	3.80m (12'6") x 2.88m (9'5")
Bathroom	2.13m (7') x 1.75m (5'9")
Bedroom 1	3.25m (10'8") x 3.14m (10'4")
Bedroom 2	3.65m (12') x 3.43m (11'3")
Bedroom 3	4.61m (15'1") x 3.25m (10'8")

Shower Room

1.48m (4'10") x 0.86m (2'10")

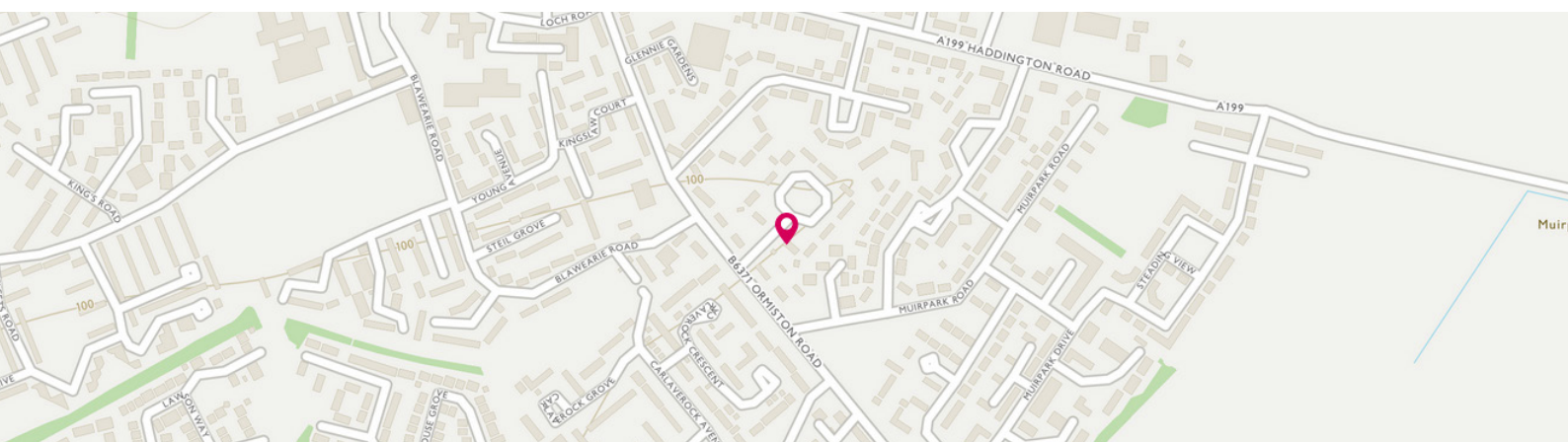
Garage

4.87m (16') x 3.18m (10'5")

Gross internal floor area (m<sup>2</sup>): 109m<sup>2</sup>

EPC Rating: E

N.B. The property is of non-traditional Swedish Timber Framed Construction and may not be suitable for all mortgage lenders. Purchasers should seek advice from the mortgage lender before submitting an offer.





# 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.

**McEwan Fraser Legal**

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