

KILGOUR

PROPERTY



93 West Windygoul Gardens, Tranent, EH33 2LB





- Living Room
- Kitchen
- Garden Room
- W/C
- Shower Room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Gas central heating
- Double glazed windows
- Council Tax – Band D
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

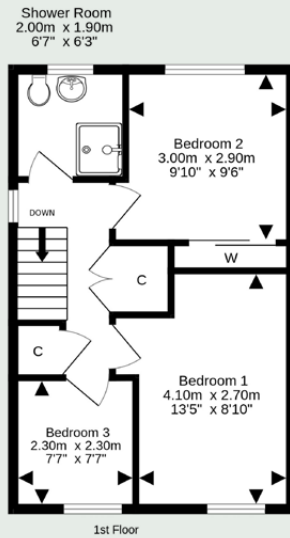
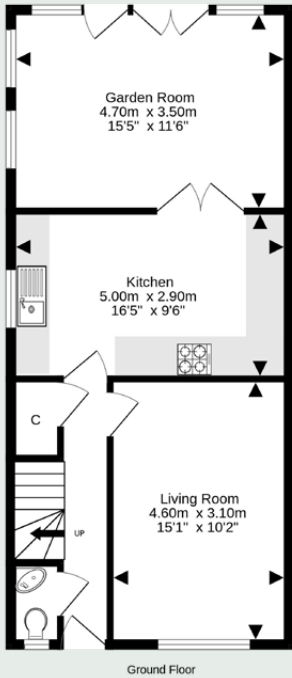
Description

Located within a modern development on the edge of popular Tranent, this attractive three-bedroom semi-detached house lies close to nearby shops, schools, parks, and transport links. The property benefits from gas central heating, double glazed windows and a large back garden perfect for a family to enjoy.

Location

Situated in the East Lothian countryside, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy. Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library, and a dedicated sports and community centre. Located in the heart of Tranent, the Loch Centre boasts a 25m swimming pool, multipurpose sports hall, dance studios, gym, and children's soft play area. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex, and a gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.



2 3 1 C 
EPC BANDD 
COUNCIL TAX BAND

Living Room	15'1" x 10'2"	4.60m x 3.10m
Kitchen	16'5" x 9'6"	5.00m x 2.90m
Garden Room	15'5" x 11'6"	4.70m x 3.50m
Shower Room	6'9" x 4'5"	2.06m x 1.35m
Bedroom 1	13'5" x 8'10"	4.10m x 2.70m
Bedroom 2	9'10" x 9'6"	3.00m x 2.90m
Bedroom 3	7'7" x 7'7"	2.30m x 2.30m





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