



44 West Windygoul Gardens
TRANENT | EH33 2LA


warners
solicitors & estate agents



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Warners are delighted to present this particularly appealing three bed end terraced villa commanding an enviable corner plot setting within a quiet cul-de-sac in this sought after mature modern development boasting a private driveway and enclosed rear garden, ensuring privacy and seclusion. This attractive home is presented to the market in move in condition and offers a modern and light filled living space, ideal for first time buyers, couples and families. This fantastic home has been extended to the rear with the addition of a versatile conservatory which leads directly to an attractive, landscaped low maintenance south facing rear garden which is laid to astro with separate decking area making it perfect for outdoor entertaining and al fresco dining. Early viewing is recommended! The property comprises: -

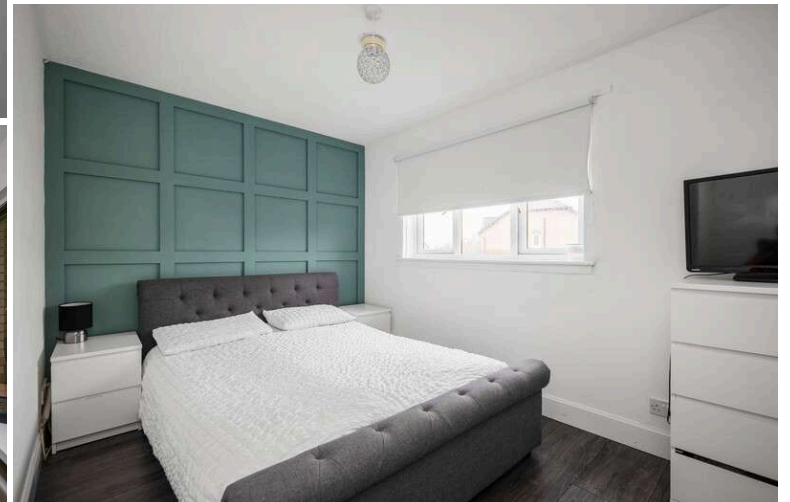
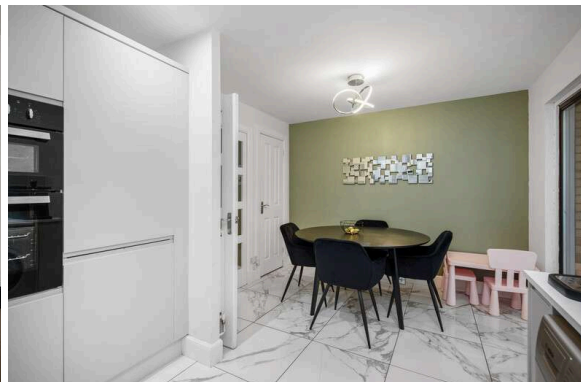
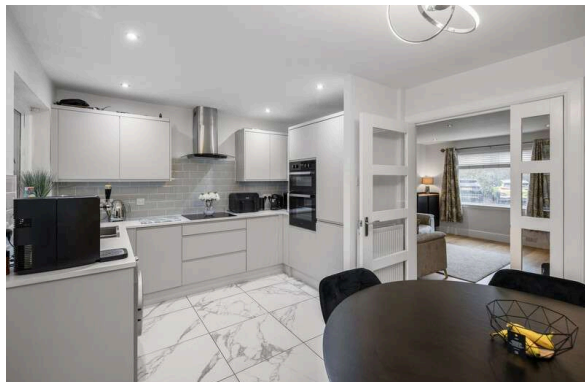
- Welcoming entrance vestibule
- Light & spacious living room
- Contemporary kitchen/dining room with integrated appliances, induction hob, modern cabinetry with sliding glazed doors
- Conservatory with views and access to the private landscaped rear garden
- Principal bedroom with integrated storage
- Two further bedroom
- Modern bathroom with stylish three piece suite with waterfall style shower over bath
- Gas central heating & double glazing
- Attic
- Private Driveway and visitors parking available
- Front & rear gardens

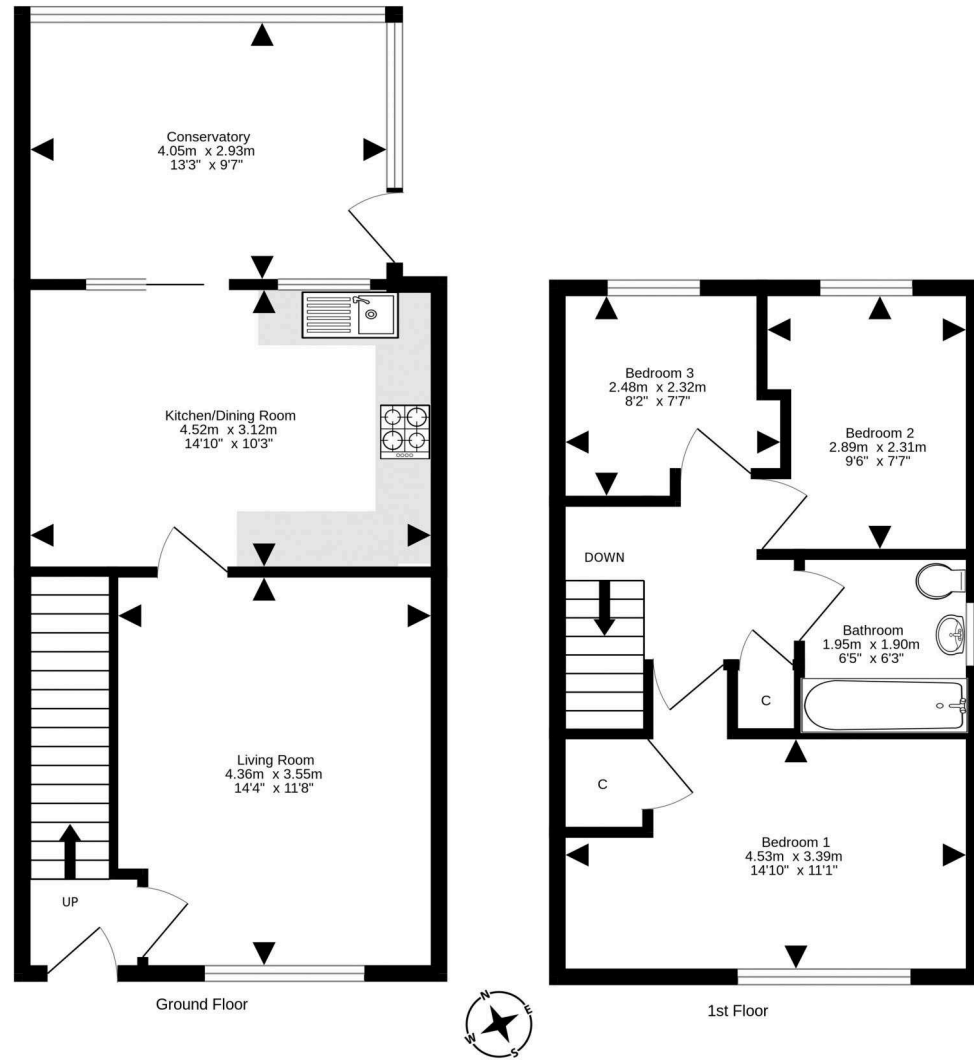
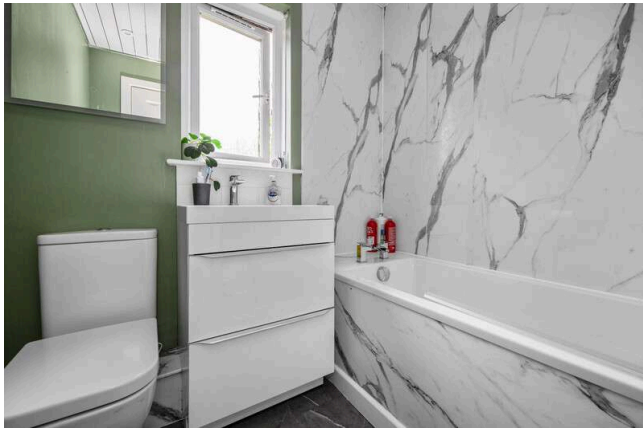
Extras to include - all the integrated appliances in the kitchen - hob, double oven, dishwasher and fridge/freezer, blinds in conservatory, livingroom and bedrooms.
EPC Rating - C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area now boasts all manner of light industry, and consequently a wide range of services and amenities have been created. Shops, banking, building society and postal services are available. Schooling is well represented from nursery to senior level. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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