

Tranent
Call 01875 611211

Offers over £270,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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93 West Windygoul Gardens, Tranant, EH33 2LB



Situated within a popular residential development in Tranent, 93 West Windygoul Gardens offers a stylish and well-maintained semi-detached home ideal for modern family life. The property enjoys a quiet setting while remaining within easy reach of local schooling, everyday shopping and excellent transport connections into Edinburgh and across East Lothian. With contemporary finishes and enclosed outdoor space, it presents an appealing opportunity for a range of buyers seeking a move-in-ready property in a convenient yet peaceful location.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room
- * Kitchen with integrated oven, hob, extractor hood, tumble dryer and washing machine
- * Garden room, accessed from the kitchen, opening out to the rear garden patio area, making an excellent in-door - out-door entertaining space
- * WC

FIRST FLOOR

- * Upper landing
- * Two double bedrooms
- * Single bedroom
- * Shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Excellent storage
- * Fully enclosed rear garden, predominantly laid to lawn
- * Shed
- * Summer house
- * Driveway

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Approximate Gross Internal Area = 96.6 sq m / 1040 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1279361)

Situation

Tranent is a thriving East Lothian town that offers the perfect blend of convenience and lifestyle. Ideally positioned for commuters, it provides excellent transport links to Edinburgh and quick access to the A1, while retaining a strong community atmosphere. The town benefits from a good range of local shops, schools and leisure facilities, making it particularly appealing to families. Surrounded by beautiful countryside and just a short drive from East Lothian's stunning coastline and renowned golf courses, Tranent combines everyday practicality with the opportunity to enjoy some of Scotland's finest outdoor spaces.

Fixtures and Fittings

Integrated appliances, blinds, light fittings, (where applicable), all other fixtures and fittings, form part of the sale. The freestanding fridge freezer, dishwasher and corner dining bench are also included in the sale.

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

East Lothian Council. Council Tax Band D

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm



Also At:
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