



39 West Windygoul Gardens
TRANENT | EH33 2LB


warners
solicitors & estate agents





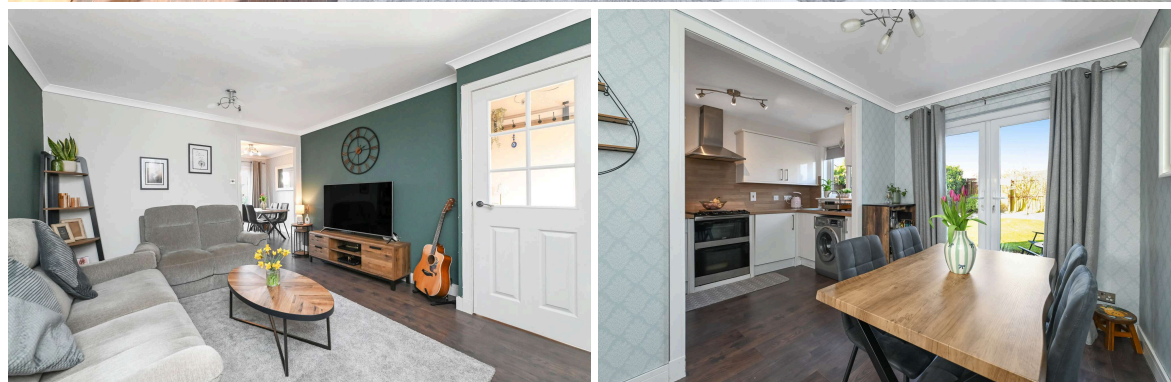
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Warners are delighted to present this attractive three-bedroom end-terraced villa, occupying an enviable corner plot within a peaceful cul-de-sac in a highly regarded modern development. Offering bright, well-proportioned accommodation and presented to the market in true move-in condition, the property provides an ideal home for first-time buyers, couples and growing families alike. With the added advantages of a private driveway, residents parking and landscaped gardens, this appealing home combines comfort, style and practicality in a sought-after setting.

The accommodation begins with a welcoming entrance vestibule leading into a light and spacious living room, creating a comfortable and inviting space for relaxing or entertaining. To the rear, the contemporary kitchen and dining room forms the heart of the home, fitted with modern cabinetry and ample worktop space, while also offering generous room for dining furniture. French doors open directly onto the private rear garden, allowing natural light to flood the space and providing a seamless connection between indoor and outdoor living.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from integrated storage, while a further bedroom also features fitted storage, and the third bedroom offers flexibility as a nursery, guest room or home office. A modern family bathroom completes the accommodation, fitted with a stylish three-piece suite and shower over the bath.



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





Further benefits include gas central heating, double glazing and a partially floored attic providing useful additional storage. Externally, the home is complemented by beautifully maintained landscaped gardens to both the front and rear. The fully enclosed rear garden is mainly laid to lawn with a patio area, creating the perfect setting for outdoor entertaining and al fresco dining, while a garden shed provides convenient external storage. Early viewing is highly recommended to fully appreciate the quality, setting and lifestyle this superb home has to offer.

- Attractive three-bedroom end-terraced villa
- Envious corner plot within a quiet cul-de-sac
- Welcoming entrance vestibule
- Bright and spacious living room
- Contemporary kitchen/dining room with French doors to rear garden
- Principal bedroom with integrated storage
- Two further bedrooms (one with integrated storage)
- Modern family bathroom with three-piece suite, shower over bath
- Private driveway with additional residents' parking
- Landscaped front and rear gardens
- Gas central heating and double glazing
- Partially floored attic offering excellent additional storage

Energy Rating C, Council Tax Band D.

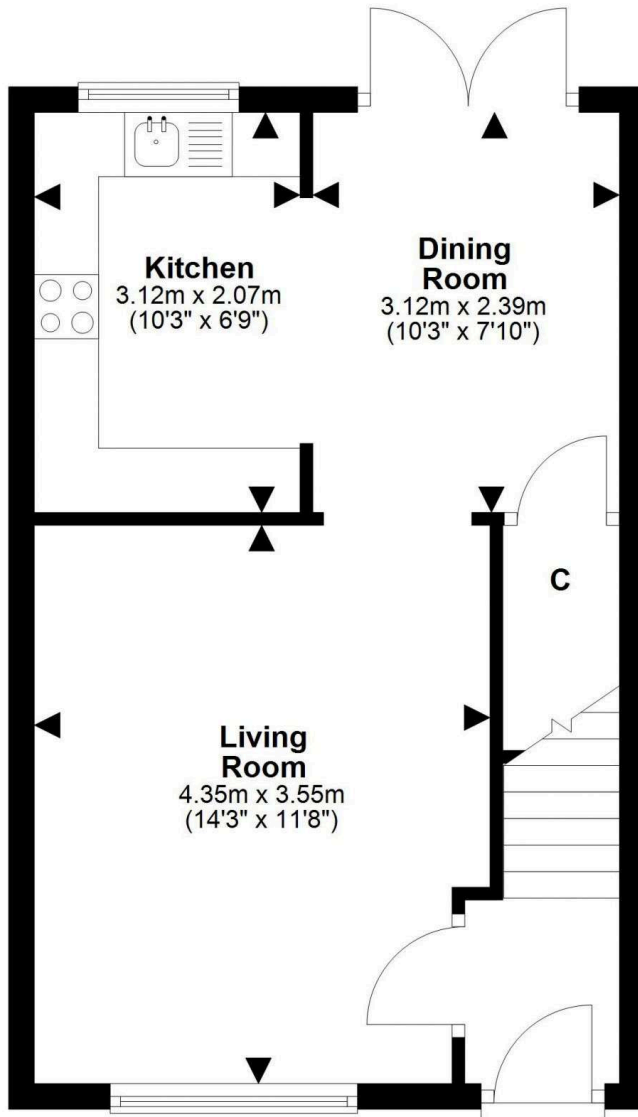
All fixtures, fittings, blinds, free standing cooker and fridge freezer will be included in the sale.



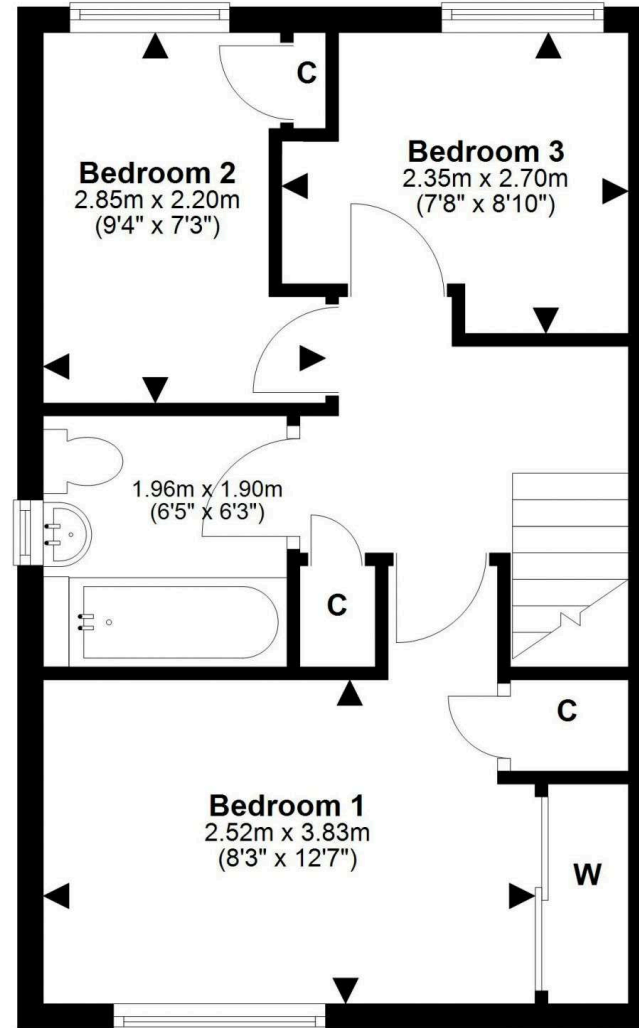
The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to senior level within the area. 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 A1, city bypass and main motorway networks are also within easy reach.







Ground Floor



First Floor



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