



16 West Windygoul Gardens
Tranent, EH33 2LA

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"16 West Windygoul Gardens is a very well maintained two-bedroom mid terraced house"

- ENTRANCE VESTIBULE
- SITTING ROOM
- KITCHEN/DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REARS GARDENS
- ALLOCATED PARKING SPACE





LOCATION

Tranent is a popular East Lothian town which lies within easy commuting distance of Edinburgh.

The area boasts all manner of light industry and offers a wide range of services and amenities including shops. Just a short drive away Fort Kinnaird retail park offers an extensive range of shops with many high street names.

Amongst the many leisure and sporting facilities nearby are football and rugby pitches.

Good schooling is provided for children from nursery to secondary level.

It is well placed for commuting in to Edinburgh and the city bypass also provides ready access to the airport and motorway network, leading north and west. There are also railway stations at Prestonpans and Wallyford with trains in to Edinburgh. There is a frequent bus service to Edinburgh and surrounding towns and villages.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

DESCRIPTION

16 West Windygoul Gardens is a very well maintained two-bedroom mid terraced house with gardens to the both the front and rear in this modern development in Tranent. The property is in walk in condition and has been thoughtfully decorated by the current owners to create a lovely home.

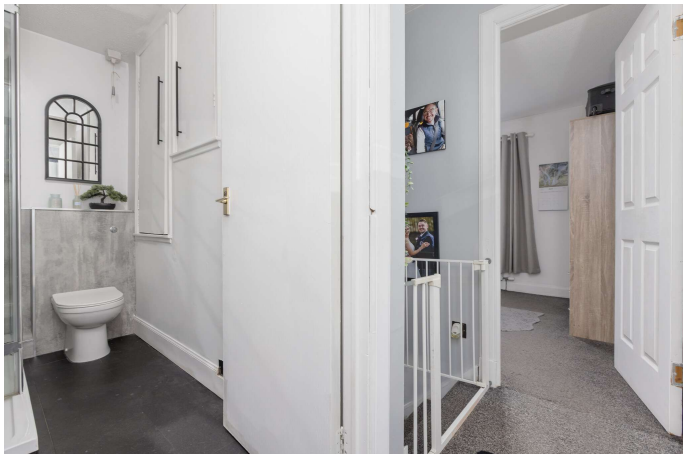
Accommodation comprises: small vestibule that leads directly to the open plan sitting room; the kitchen has been very well designed creating good space for a dining table and a good range of contemporary wall and base units and patio doors that lead directly to the well-kept rear garden. On the first floor there are two carpeted double bedrooms and a modern shower room.

Further benefits include gas central heating, double glazing, easily maintained front garden, fully enclosed rear garden with patio and artificial grass and an allocated parking space.

EPC RATING

The energy efficiency rating for this property is band C

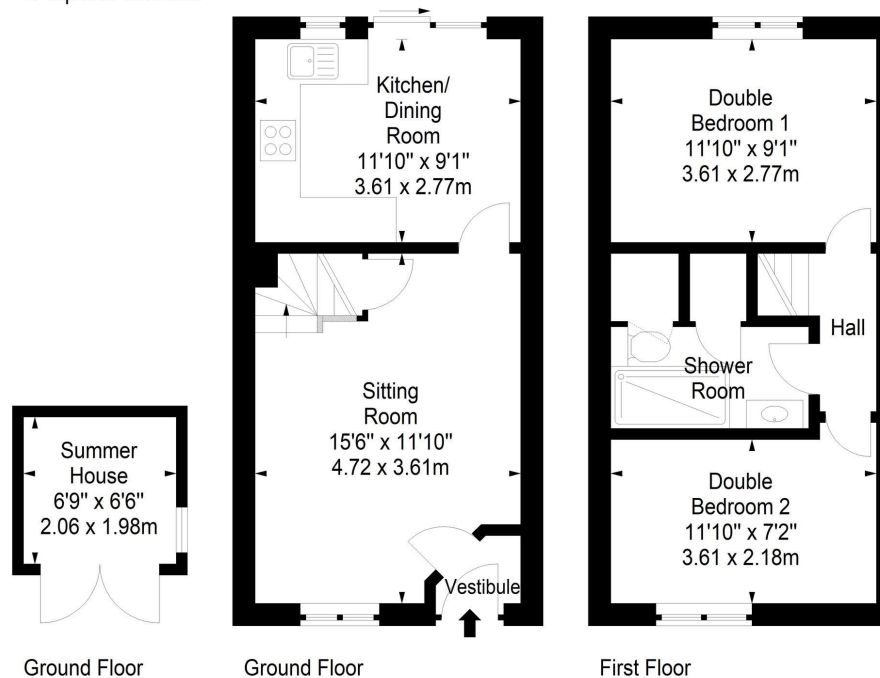
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**West Windygoul Gardens,
Tranent,
East Lothian, EH33 2LA**



Approx. Gross Internal Area
592 Sq Ft - 55.00 Sq M
Summer House
Approx. Gross Internal Area
44 Sq Ft - 4.09 Sq M
For identification only. Not to scale.
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