



2 West Windygoul Cottage, Tranent, EH33 2LQ  
Offers over £305,000



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Beautifully renovated by the current owners, this three-bedroom property with a south-facing garden on the edge of popular Tranent offers simply stunning family accommodation surrounded by rolling countryside. Nestled in a quiet cul-de-sac the impressive home is approached via a private driveway complete with decorative stones, manicured hedges, and a paved path. The front door opens straight into the spacious designer contemporary breakfasting kitchen. Finished to a high standard, wall and floor units in shades of grey complement black quartz worktops, and a one-wall unit of vibrant gloss purple storage. Integrated quality appliances include a focal Stoves range cooker with five-ring gas hob, extractor hood, and sleek black fridge/freezer, and there is casual dining at the breakfast bar.



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A seamless flow takes you into the adjoining dining room, another spectacular living and reception space that offers versatility in its use. Complete with a wood-burning stove under a solid oak mantle this has echoes of the old cottage, and with wood-inspired flooring is finished in a soft and appealing colour palette. From here you enter the spectacular dual-aspect lounge flooded with natural light and providing direct access to the south-facing decking and garden. With a dramatic skylight and modern tasteful décor, this is a generous room that lends itself to family life as well as entertaining.







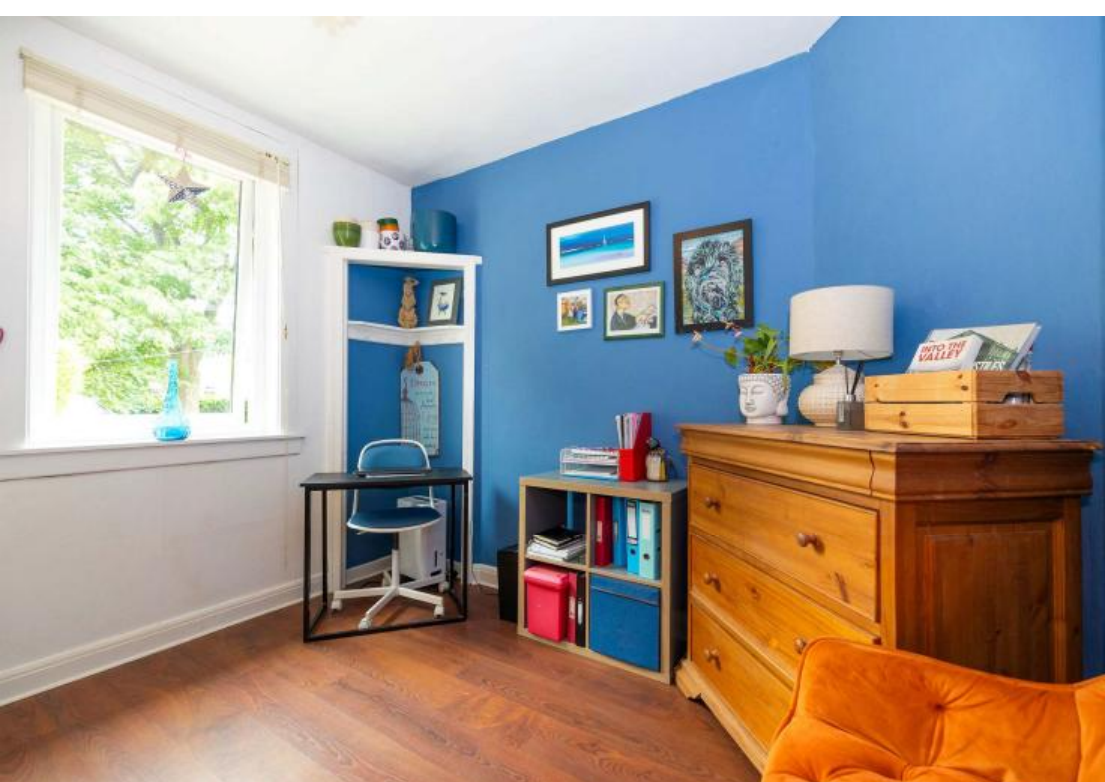


Returning to the dining room and you exit into the inner hallway which leads into two wonderfully light and airy double bedrooms. Both feature an impressive interior design, and one has French doors opening out onto the decking, perfect for morning coffee. This room also has built-in wardrobes. Both bedrooms share a design-led walk-in shower room complete with a hidden cistern WC and a washbasin built into vanity set against stunning tiling.



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Returning to the dining room from the inner hall, carpeted stairs take you up to the spectacular principal double bedroom with wonderful countryside views. Enjoying an abundance of natural light this luxurious retreat features an almost Scandinavian colour scheme of light greys and includes handsome wood-inspired flooring. With a VELUX window it is the perfect place to watch the night sky. The adjoining en-suite bathroom finished in a classic monochrome colour scheme, features a chrome towel radiator, an indulgent corner bath, WC, and a washbasin.



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Completing the accommodation, a low-maintenance south-facing garden with decking, raised beds, a garden shed, and sandstone paving is ideal for getting together with friends or relaxing in with a good book.

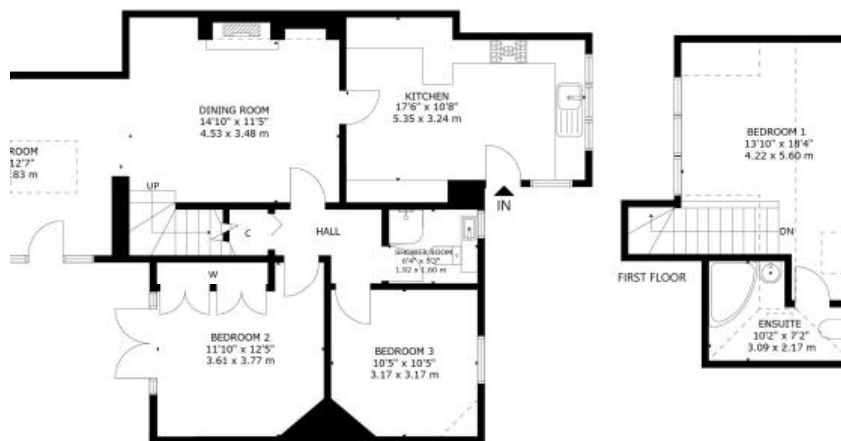


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Gas central heating and double glazing ensure optimum comfort and efficiency.



2 WEST WINDYGOUL COTTAGE, TRANENT, EH33 2LQ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 1,280 SQ FT / 119 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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The ancient East Lothian town of Tranent lies ten miles east of Edinburgh. A popular residential location it enjoys swift access to the picturesque countryside, stunning beaches, and renowned golf courses of this part of the country including those at Gullane and North Berwick. For indoor recreational pursuits, The Loch Centre boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's play area. The bustling high street features an array of retailers for daily shopping needs, a library, popular restaurants and pubs, and a large Aldi and Asda. Nearby Fort Kinnaird Retail Park has an ODEON cinema, well-known shops such as Primark and TK Maxx, and casual dining options like Nando's and Pizza Express. There is schooling across both primary and secondary ages, and it is an ideal location for Queen Margaret University. Close to the A1 and the City Bypass, it offers swift access to Edinburgh city centre, and Prestonpans, Longniddry, and Wallyford Train Stations all provide regular services.

## Get in touch



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## Video Tour



### Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.