



# 79 Castle Terrace, Winchburgh

Offers Over £179,500



# 79 Castle Terrace

Winchburgh, Broxburn

A most stylish two bedroom terraced cottage set within the popular village of Winchburgh. Accommodation comprises: Downstairs bedroom, shower room, Lounge/dining area and Kitchen. On the upper level a fabulously spacious Bedroom with En-suite facilities. The property features stylish decor throughout. Externally a fully enclosed rear garden offers a degree of privacy. Tenure: Freehold

- Exceptionally Spacious Two Bedroom Cottage
- Downstairs Shower Room
- Well proportioned Lounge/dining area
- Fabulously spacious upper Bedroom with En-suite
- Private sunny aspect rear garden
- EPC D





### Entrance

The front door leads to a most welcoming hallway featuring stylish decor complimented by laminate flooring. Large walk in storage cupboard within hall.

### Downstairs Bedroom

10' 11" x 7' 7" (3.33m x 2.31m)

Located to the front the bedroom features large window allowing lovely natural light to encompass the room. Stylish decor and carpeting

### Shower Room

5' 6" x 5' 3" (1.68m x 1.6m)

Located on the lower level featuring three piece suite comprising double shower enclosure with mains shower, corner wash-hand basin and dual flush WC.

### Lounge/Dining Area

27' 9" x 14' 10" (8.46m x 4.52m)

A fabulous space offering versatility of use. Soothing decor complimented by laminate flooring. Dual facing windows encompass the room in lovely natural light.

### Kitchen

14' 6" x 5' 8" (4.42m x 1.73m)

Located to the rear with external door leading to the garden. The kitchen features a generous range of base and wall mounted units with contrasting work-tops and space for free standing appliances.

### Upper Level

To the rear of the dining area lies the turn staircase leading to the upper level.

### Bedroom One

24' 7" x 13' 4" (7.49m x 4.06m)

This is a truly fabulously spacious Bedroom featuring stylish decor and offers an abundance of natural light via the dual aspect windows. Stylish wall art and wallpaper complimented by laminate flooring.

### En-suite

11' 10" x 8' 12" (3.61m x 2.74m)

A well proportioned en-suite featuring roll top bath,



## GARDEN

The property offers an area of ground to the front with steps leading to the front door. To the rear there is a low maintenance area which is fully enclosed offering a degree of privacy.







## KnightBain Estate Agents

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