



93 Main Street, Winchburgh

Offers Over £118,000



# 93 Main Street

Winchburgh, Broxburn

Delightful two bedroom Upper Flat

Tenure: Freehold

- Two double bedrooms with wardrobes
- Beautifully maintained
- Fitted Kitchen with appliances
- Lounge/Dining Room
- Delightful shared garden with decked patio and astro turf
- Exciting New Village
- Close to bus stops connecting Edinburgh, Linlithgow and beyond





### Hall

Access through new composite door with opaque diamond shaped double glazed inset into welcoming 32' long hall. Doors to bathroom, bedrooms and lounge/dining room. Opening to fitted kitchen. Laminate flooring through hall and bedroom one. Wall mounted cupboard housing electric switchgear, Radiator, 4-way spotlights and single light.

### Bathroom

11' 3" x 6' 12" (3.43m x 2.13m)

Sleek bathroom fitted with dual flush WC, pedestal wash hand basin with mixer tap and bath with mains mixer tap shower attachment. Tiled to ceiling height around bath. Two opaque glazed windows. Hatch to small loft. Radiator, downlighters, quality vinyl floorcovering.

### Fitted Kitchen

9' 7" x 7' 12" (2.92m x 2.44m)

Chique kitchen fitted with base and wall mounted units, drawers, ceramic hob, fan assisted oven, 1.5 bowl stainless steel sink, side drainer and spray mixer tap, complementary worktops with designer tiling above. Two side facing windows. Downlighters, vinyl floorcovering.

### Bedroom One

13' 4" x 10' 8" (4.06m x 3.25m)

Double bedroom with front facing window and roller blind. The double wardrobe unit with one mirrored door is included in the sale. Radiator.

### Bedroom Two

11' 2" x 9' 9" (3.4m x 2.97m)

Second double bedroom with front facing window and roller blind. The wardrobe unit with sliding doors is included in the sale. Fitted carpet, radiator.

### Lounge/Dining Room

13' 3" x 10' 7" (4.04m x 3.23m)

Elegant lounge/dining room with double casement window and shelves under. Fabric blackout venetian blind, quality fitted carpet, radiator.

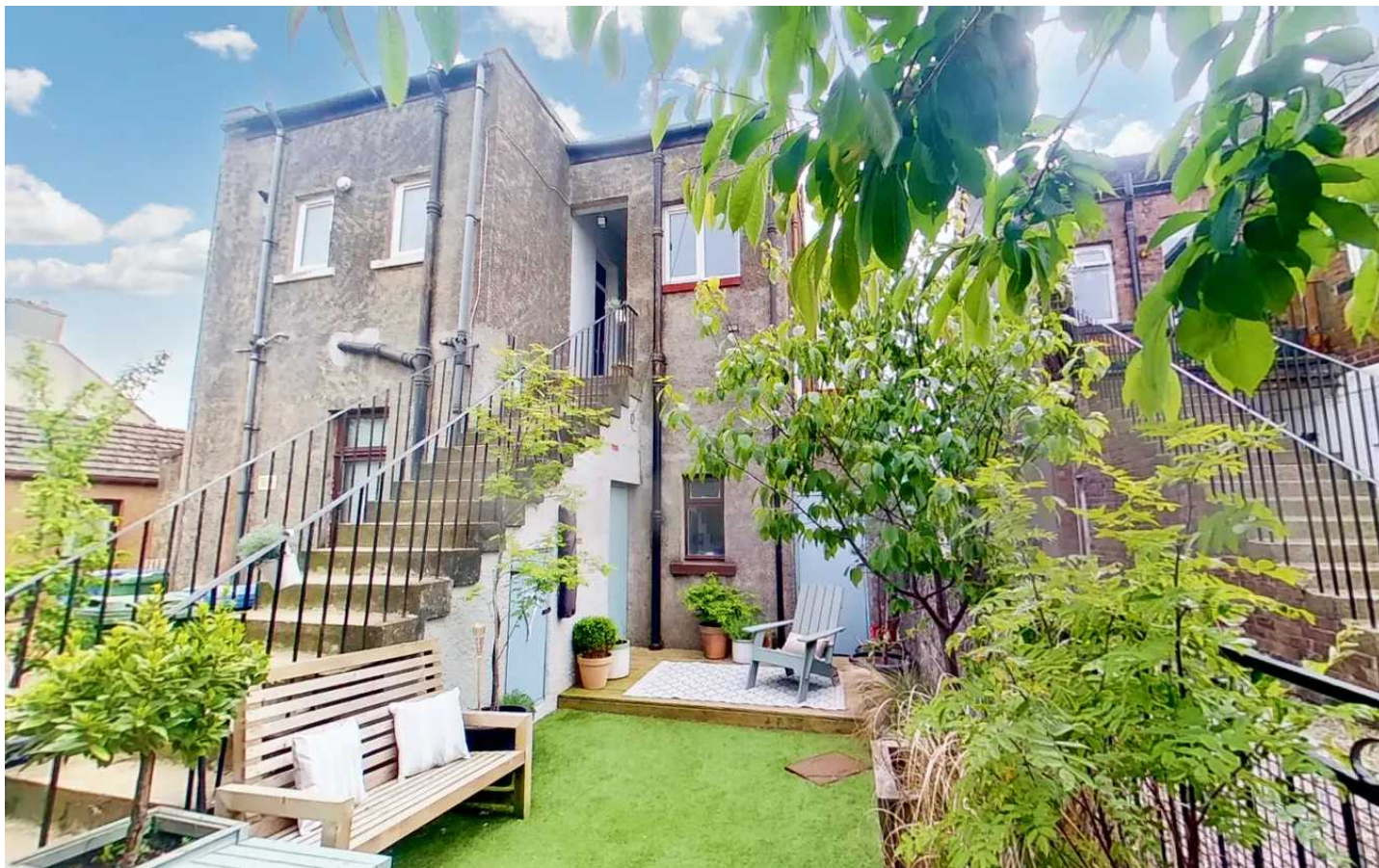


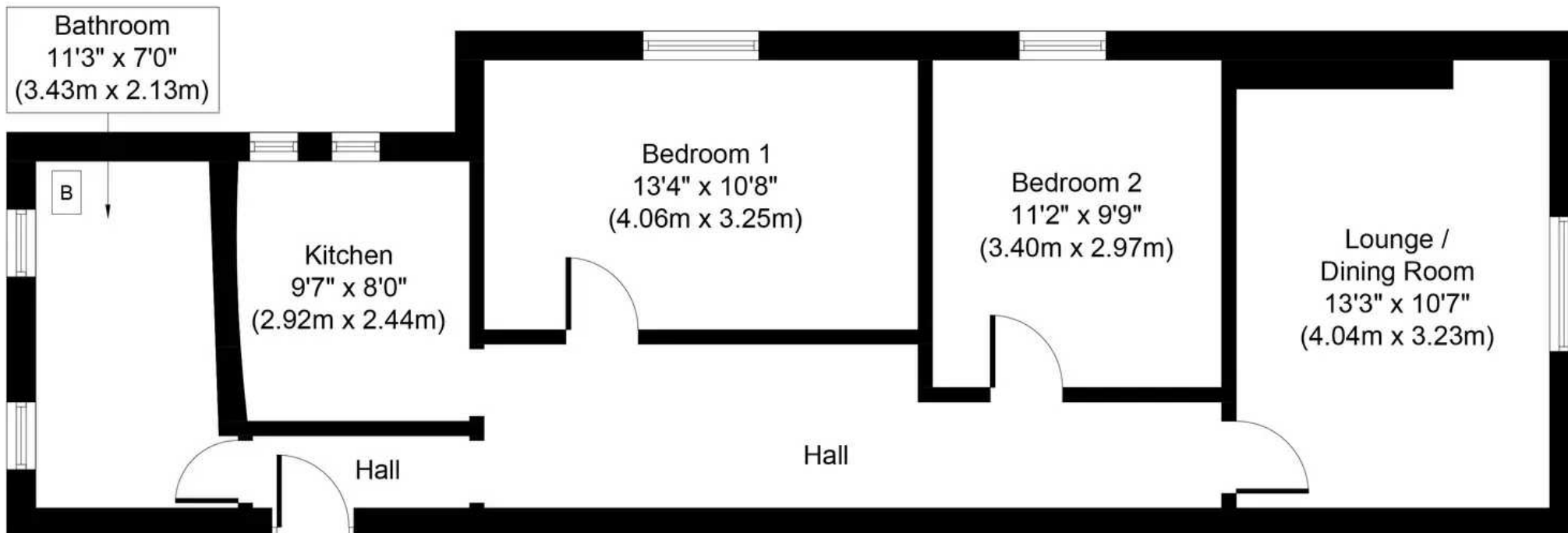
## GARDEN

Delightful fully enclosed shared garden. Decked patio, astro turf lawn and shrubbery.

## ON ROAD

Ample parking to front of property.





**First Floor**  
**Approximate Floor Area**  
**733 Sq. ft.**  
**(68.1 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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