



82 Main Street, Winchburgh

Offers Over £165,000



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Winchburgh, Broxburn

Tenure: Freehold



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Hall

Access through composite door into welcoming hallway. New doors to bedrooms, lounge/dining room, shower room and shelved cupboard. Hatch to loft. Radiator with cover. Hardwood flooring through hall and lounge/dining room.

Lounge/Dining Room

15' 6" x 14' 8" (4.72m x 4.47m)

Spacious sitting room with ample room for dining. Rear

Fitted Kitchen

14' 4" x 5' 6" (4.37m x 1.68m)

Recently installed kitchen fitted with base and wall mounted units, drawers, wall mounted double oven, gas hob, extractor hood, stainless steel sink, side drainer and mixer tap, complementary worktops with ceramic tiling above. The washing machine, dishwasher and fridge/freezer are included in the sale but are not warranted. Rear and side facing windows with roller blinds. Timber door with opaque double glazed inset. Radiator, laminate flooring.

Bedroom One

11' 9" x 10' 6" (3.58m x 3.20m)

Double bedroom with front facing window and wood effect venetian blind. Shelved Recess. Quality fitted carpet, radiator.

Bedroom Two

10' 9" x 8' 2" (3.28m x 2.49m)

Another double bedroom with rear facing window and wood effect venetian blind. Quality fitted carpet radiator.

Shower Room

6' 8" x 4' 5" (2.03m x 1.35m)

Recently fitted with walk-in shower with mains shower, dual flush WC and wash hand basin with mixer tap. Ceramic tiling to picture rail height and floor. Vertical radiator.



GARDEN

Fully enclosed low maintenance rear garden with large south facing patio with chips around. Outhouse.

ON ROAD





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