



# 53 Millgate, Winchburgh

Offers Over £118,000



# 53 Millgate

Winchburgh, Broxburn

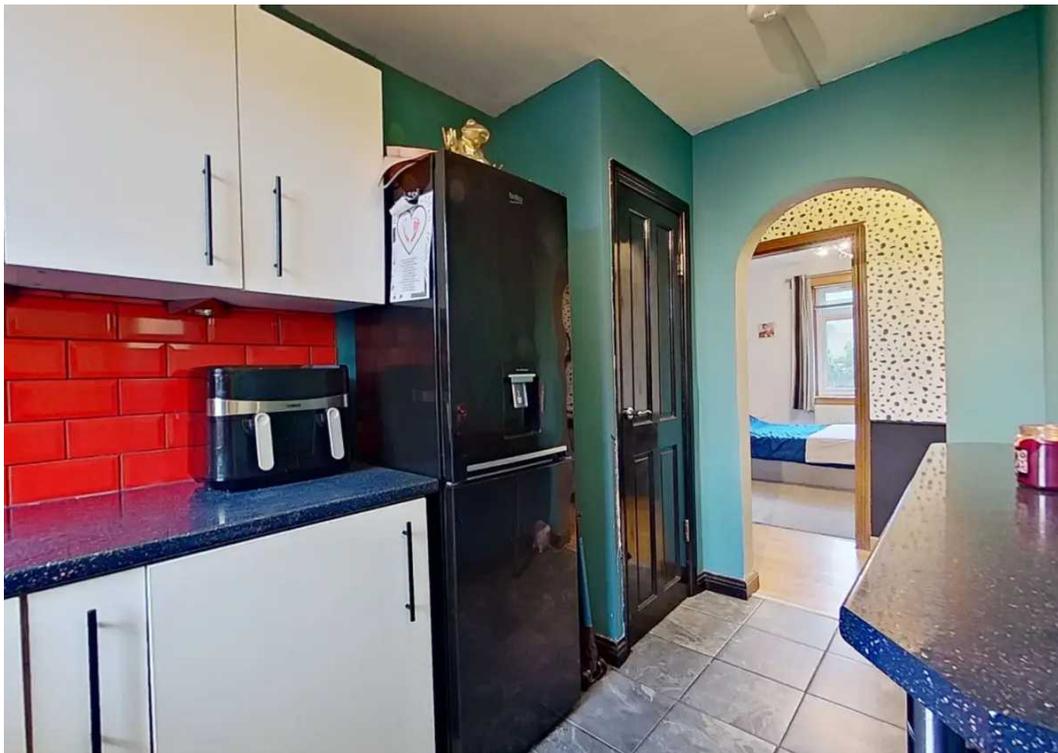
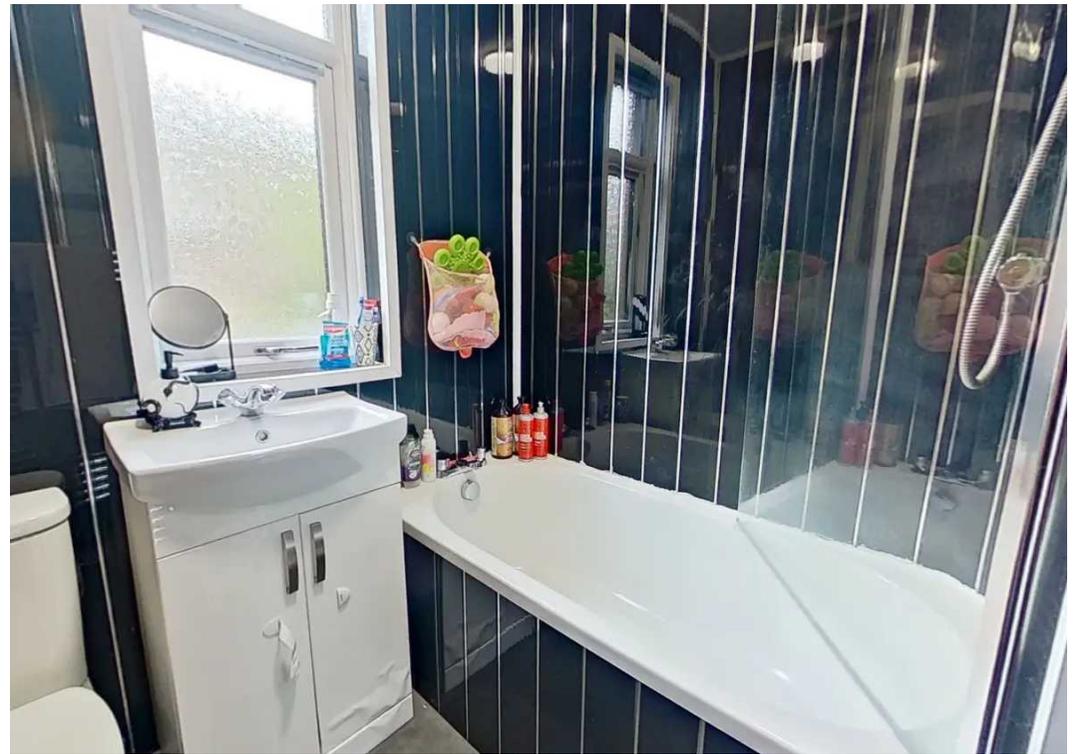
Charming 2-bed ground floor flat near Winchburgh Primary School. Thoughtfully designed with generous bedrooms, suitable for families or professionals. Benefits from gas central heating, UPVC double glazing. Large rear garden with decked patio, and shed. Potential for double driveway to front.

Council Tax band: B

Tenure: Freehold

- Two Double Bedrooms
- Cul-de-sac
- Ground Floor
- Close to Winchburgh Primary School
- Large rear garden with raised decked patio and substantial shed
- Front garden which could easily be changed into a double driveway
- Gas Central Heating with Combi Boiler
- UPVC Double Glazed windows and door
- Fitted Kitchen with all appliances including dishwasher





### **Hall**

Access through UPVC door with opaque double glazed inset. Doors to lounge/dining room, bedroom one and bathroom. Opening to fitted kitchen. High cupboard housing electric switchgear. Laminate flooring through hall and lounge/dining room. Radiator, 3-way light fitting.

### **Lounge/Dining Room**

15' 0" x 11' 4" (4.57m x 3.45m)

Spacious sitting room with rear facing window, vertical blind, curtains and pole. Timber fire surround with marble inset and hearth, and electric fire. Alcove with cupboard under. Radiator, stylish light fitting.

### **Fitted Kitchen**

11' 4" x 10' 6" (3.45m x 3.20m)

L-shaped kitchen fitted with base and wall mounted units, 5 burner hob, wide extractor hood, double oven, integrated washing machine, 1.5 bowl sink, side drainer and mixer tap, complementary worktops with tiling above. Rear facing window. The dishwasher and fridge/freezer are included in the sale but are not warranted. Cupboard with shelf. Ceramic tiled floor.

### **Bedroom One**

10' 2" x 9' 9" (3.10m x 2.97m)

Double bedroom with wall to wall fitted wardrobes offering an abundance of storage including drawers. Front facing window with venetian blind, curtains and pole. Fitted carpet, radiator.

### **Bedroom Two**

11' 4" x 8' 10" (3.45m x 2.69m)

Another double bedroom with front facing window, venetian blinds, curtains and pole. Laminate flooring, radiator.

### **Bathroom**

Wall clad and fitted with dual flush WC, wash hand basin with mixer tap and bath with mixer tap, mains shower and glazed screen over. Opaque glazed window. Laminate floor tiles, chrome vertical radiator.

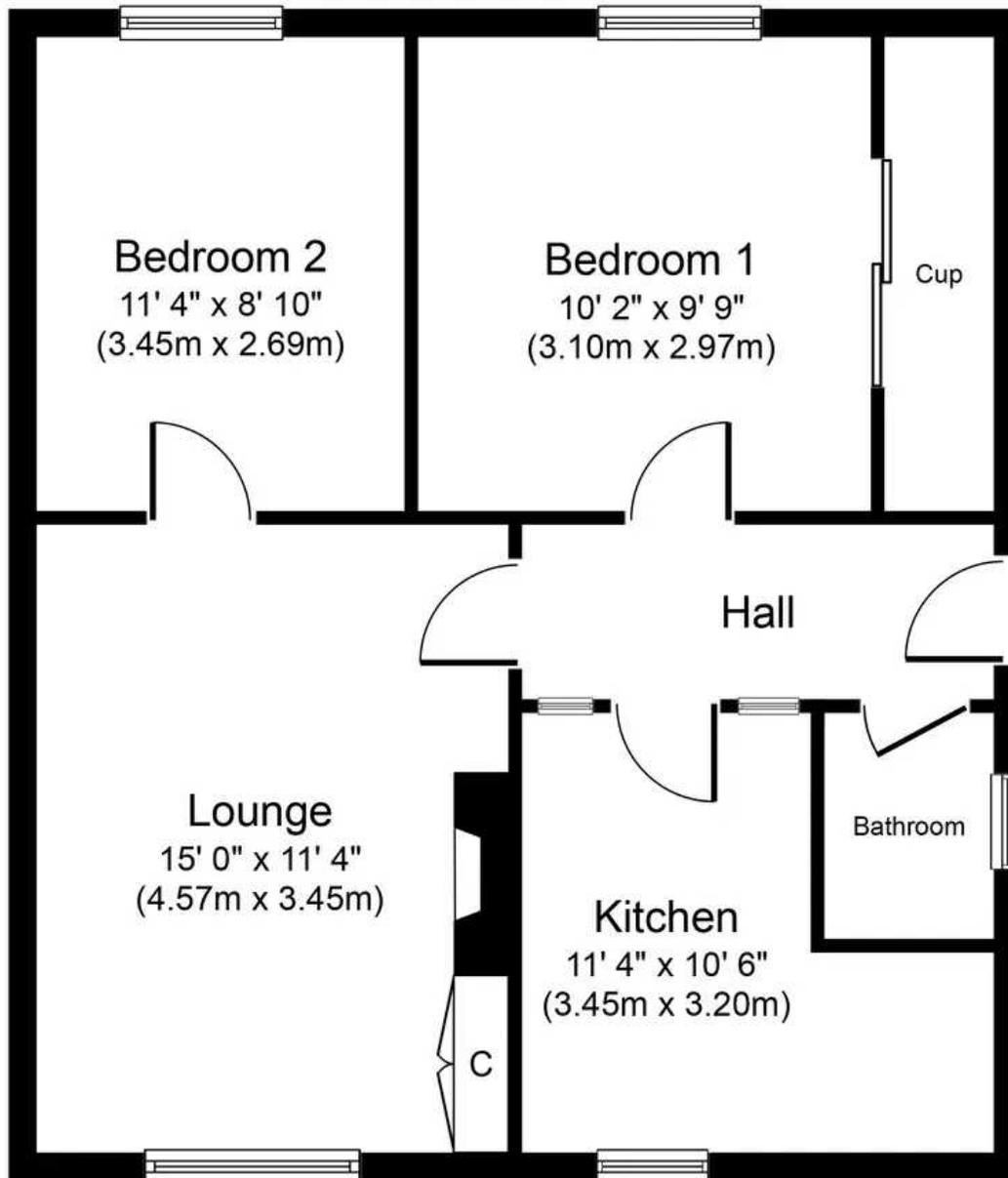


## GARDEN

Long rear garden laid to grass with raised decked patio. Substantial garden shed. Front garden which could easily be changed into a double driveway.

## ON ROAD





**Ground Floor**  
**Approximate Floor Area**  
**612 sq.ft.**  
**(56.8 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.



## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)



**KnightBain** 