



37 Abercorn Place, Winchburgh

Offers Over £158,000



# 37 Abercorn Place

Winchburgh, Broxburn

Charming 3-bed cottage in Winchburgh's new village; potential for upgrading. Generous bedrooms, near Primary School and M9 for easy commuting. Garden with parking options. Ideal blend of countryside living and urban accessibility. Council Tax band: C

Tenure: Freehold

- Three Good Sized Bedrooms on Ground Floor
- In need of some cosmetic upgrading
- Close to Winchburgh Primary School
- Exciting New Village
- Access to M9 from village
- UPVC Double Glazed Windows and Doors
- Extra Garden Ground to rear which could be used for parking





### **Hall**

Access through UPVC door with opaque double glazed insets and UPVC double glazed panel above. Doors to lounge/dining room, bedrooms, shower room and cupboard housing hot water tank. Hatch to loft. Radiator.

### **Lounge/Dining Room**

14' 10" x 15' 7" (4.51m x 4.74m)

Spacious L-shaped room with glazed doors to kitchen and hall. Rear facing window. Fire surround with marble inset and hearth. Two radiators.

### **Kitchen**

14' 7" x 5' 7" (4.44m x 1.70m)

Fitted with base and wall mounted units, stainless steel sink with side drainer and mixer tap with pull out spray. Side and rear facing windows. Wall mounted boiler. UPVC door with small opaque double glazed inset.

### **Bedroom One**

13' 1" x 10' 10" (4.00m x 3.30m)

Double bedroom with rear facing window. Radiator.

### **Bedroom Two**

11' 10" x 10' 9" (3.60m x 3.27m)

Second double bedroom with front facing window. Radiator.

### **Bedroom Three**

10' 10" x 7' 3" (3.30m x 2.22m)

Good sized third bedroom with front facing window. Radiator.

### **Shower Room**

Fully tiled including floor and fitted with shower cubicle and mains shower, dual flush WC and corner pedestal wash hand basin with mixer tap.

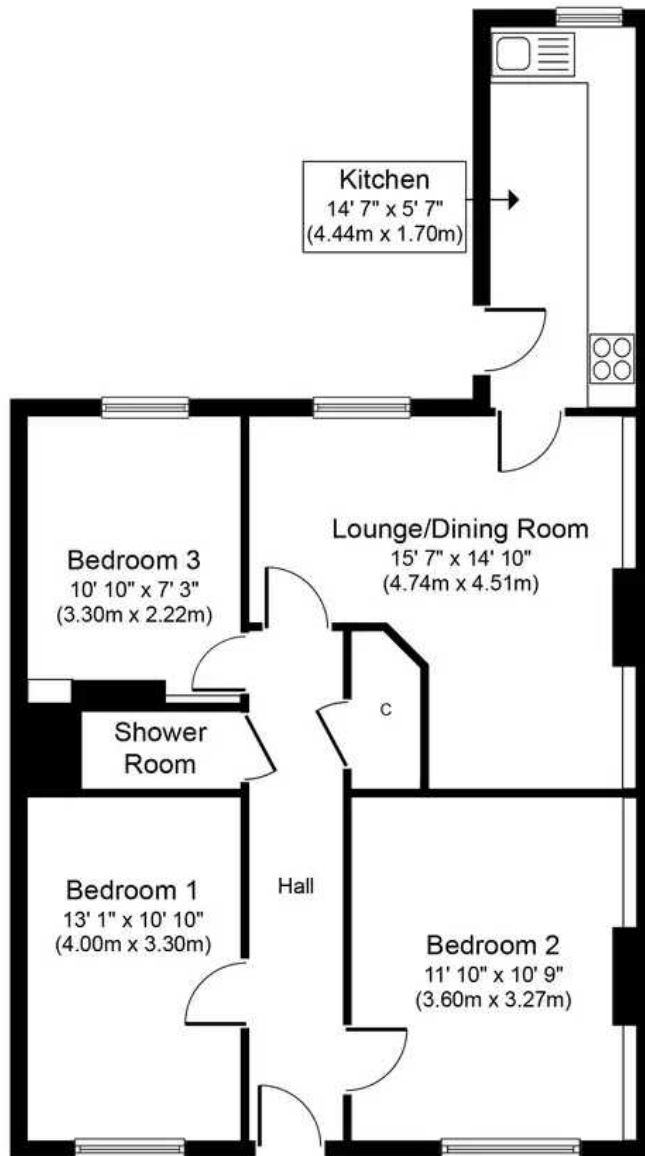


## GARDEN

Small front garden. There is a suntrap kitchen garden with shed leading from the back door. Over the access road, there is a grassed garden area which could be used for parking..

## ON STREET





**Approximate Floor Area**  
**728 sq. ft.**  
**(67.6 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/)



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