



127 Millgate, Winchburgh

Offers Over £118,000



127 Millgate

Winchburgh, Broxburn

Rare opportunity to own a spacious 2-bed ground floor flat in Winchburgh. Private driveway, large rear garden, close to school. Ideal for families/professionals. Excellent bus links, upcoming developments. Modern comfort in a tranquil community. Contact for viewing.

Council Tax band: A

Tenure: Freehold

- Cul-de-sac location
- Front and Back Doors
- Driveway
- Large Rear Garden attached to the property
- Close to Winchburgh Primary School
- Exciting New Village
- Bus links to surrounding areas





Vestibule

Access through door with opaque glazed insets. Opaque glazed door to hall. Laminate through vestibule and hall.

Hall

Access to all apartments. Radiator.

Lounge/Dining Room

13' 9" x 13' 8" (4.19m x 4.17m)

Spacious sitting/dining room with patio doors to front. Fire surround with feature electric fire. Cupboard housing electric switchgear. Laminate flooring, radiator.

Kitchen

13' 9" x 7' 2" (4.19m x 2.18m)

Fitted with base and wall mounted units, drawers, ceramic hob, electric oven, extractor hood, stainless steel sink, side drainer and mixer tap, worktops with tiling above. Wall mounted combi gas central heating boiler. Opaque double glazed/UPVC door. Rear facing window with roller blind. Ceramic tiled floor.

Bedroom One

13' 0" x 12' 0" (3.96m x 3.66m)

Double bedroom with rear facing window. Fitted wardrobes concealed behind three doors. Radiator.

Bedroom Two

12' 10" x 9' 2" (3.91m x 2.79m)

Another double bedroom with front facing window. Understairs storage cupboard. Fitted carpet, radiator.

Bathroom

6' 3" x 6' 1" (1.91m x 1.85m)

Fitted with pedestal wash hand basin, dual flush WC and bath with electric shower over. Tiled to ceiling height around bath and above fitments. Opaque glazed window. Vinyl floorcovering, radiator.



GARDEN

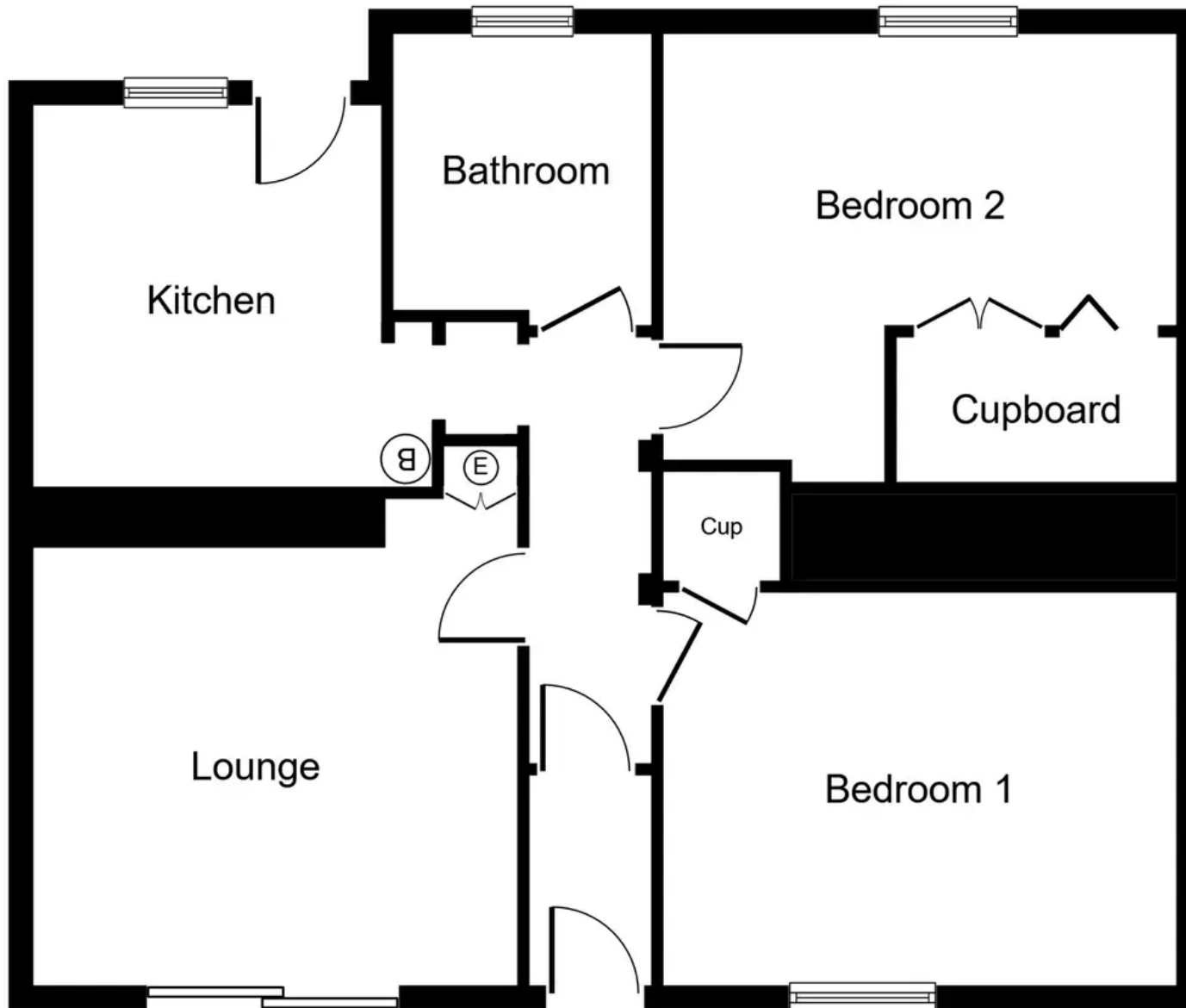
Extensive fully enclosed rear garden laid to grass.

DRIVEWAY

1 Parking Space

Chipped parking area and dropped kerb.





Approximate Floor Area
773 sq. ft.
(71.8 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

www.knightbain.co.uk/



KnightBain 