



# 23 Beatlie Road, Winchburgh

Offers Over £245,000





# 23 Beatlie Road

Winchburgh, Broxburn

Three Bedroomed Semi Detached Villa

Tenure: Freehold

- Immaculately presented in move-in condition
- Fitted kitchen with integrated appliances
- Spacious lounge/dining room with French doors to rear garden
- Porcelanosa floor tiles through hall, kitchen & WC
- Gas Central Heating with a combi boiler
- Catchment for the new Winchburgh Primary School
- Close to the M9 motorway network to east and west
- Family friendly locale









## Hall

Glazed doors to lounge/dining room and fitted kitchen, and doors to downstairs WC and cupboard housing electric switchgear. Porcelanosa floor tiles through hall, kitchen and WC. Radiator, downlighters.

## Fitted Kitchen

9' 1" x 8' 1" (2.76m x 2.47m)

Fitted with base and wall mounted units (one housing combi gas central heating boiler), drawers, ceramic hob, extractor hood, wall mounted fan assisted oven, integrated washing machine, fridge/freezer and dishwasher, stainless steel sink, side drainer and mixer tap, complementary worktops with tiling above. Front facing window with venetian blind. Downlighters.

## Lounge/Dining Room

15' 2" x 13' 0" (4.63m x 3.96m)

Spacious sitting room with space for dining table and chairs. French doors with glazed panels to side leading to suntrap rear garden. Understair storage cupboard. Fitted carpet, radiator.

## Downstairs Wc

8' 1" x 4' 4" (2.46m x 1.31m)

Fitted with pedestal wash hand basin and dual flush Wc. Opaque glazed window. Radiator

## Upper Landing

Doors to bedrooms and bathroom.

## Bedroom One

15' 1" x 11' 10" (4.59m x 3.60m)

Spacious double bedroom with two front facing windows. Fitted wardrobes concealed behind sliding mirrored doors. Fitted carpet, radiator.

## Bedroom Two

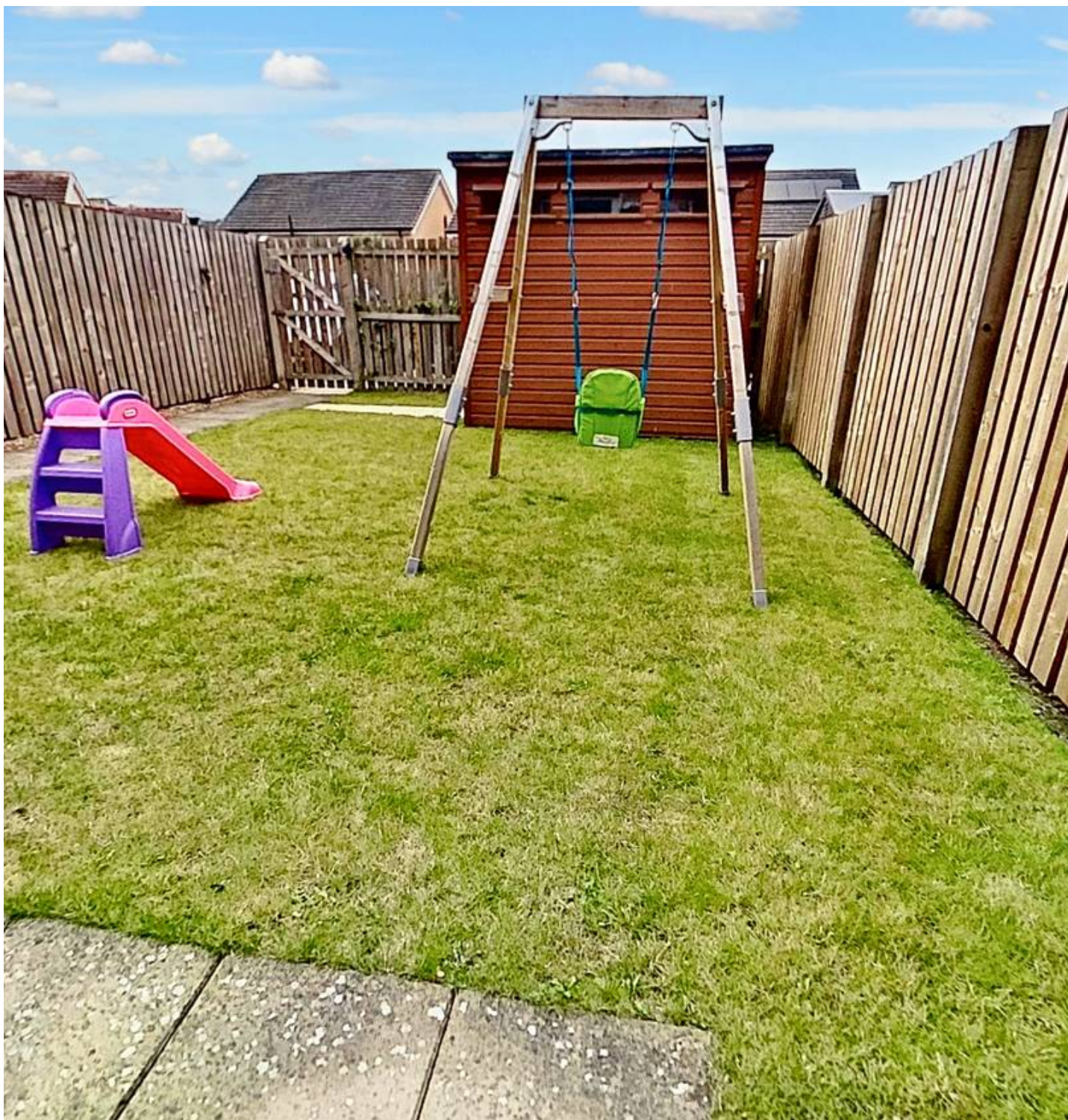
10' 10" x 8' 9" (3.29m x 2.67m)

Good sized single bedroom with rear facing window. Fitted carpet, radiator.

## Bedroom Three

10' 10" x 6' 2" (3.29m x 1.88m)

Single bedroom with rear facing window. Fitted carpet





## GARDEN

Small front garden and sun trap west facing rear garden laid to grass. Garden gate leading to parking.

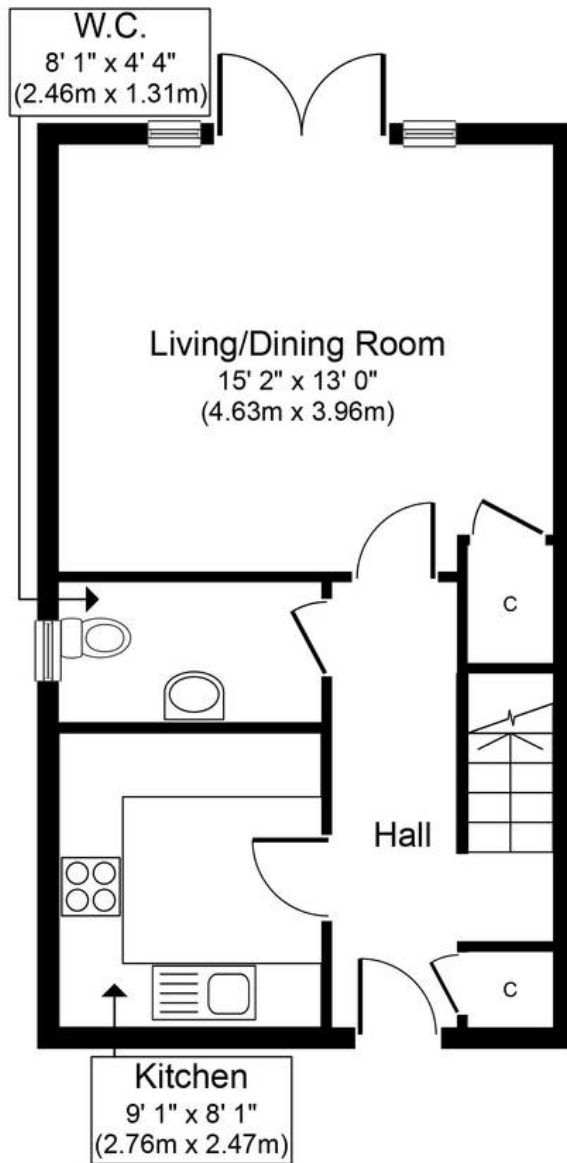
## ALLOCATED PARKING

1 Parking Space

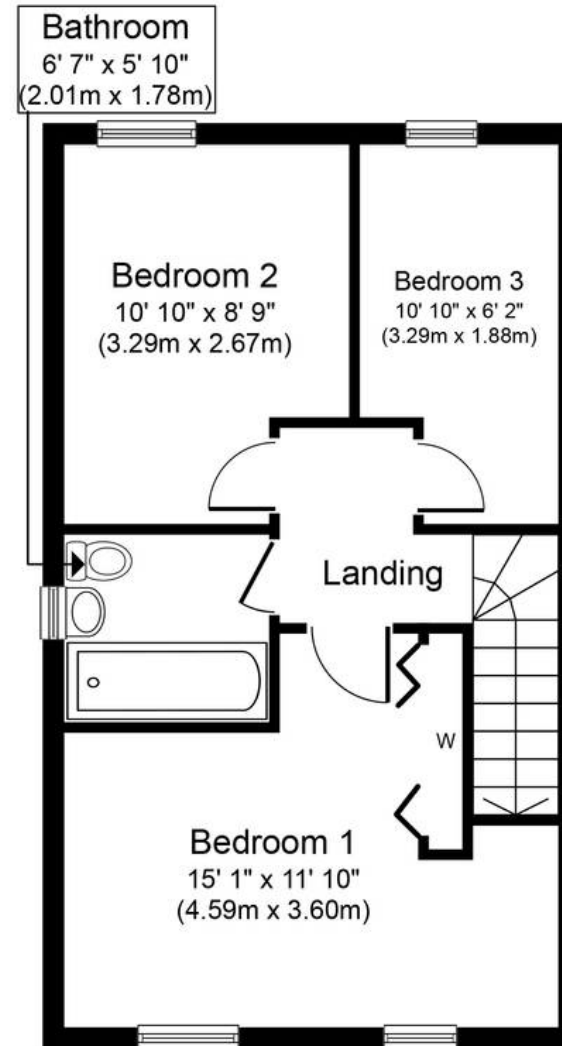
Allocated parking space and ample visitor parking to the rear of the property accessed through gate from back garden.







**Ground Floor**  
**Approximate Floor Area**  
**414 sq. ft.**  
**(38.5 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**414 sq. ft.**  
**(38.5 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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