



35 Oakbank Place, Winchburgh

Offers Over £168,000



35 Oakbank Place

Winchburgh, Broxburn

Council Tax band: C

Tenure: Freehold

- Idyllic Mid Terraced Cottage
- Ready to move into
- Two Double Bedrooms
- Shower room with double cubicle and mains shower
- Gas Central Heating with a Combi Boiler
- Log Burner
- Exciting New Village
- Close to M9 motorway junction
- Close to bus stop with frequent buses to Edinburgh, Linlithgow and Stirling





Hall

Access through composite door with opaque double glazed panel above. Original floorboards through hall, bedrooms and lounge/dining room. Shelved cupboard. Hatch to loft with Ramsay ladder and light. Radiator with cover.

Lounge/Dining Room

15' 7" x 14' 10" (4.75m x 4.52m)

Spacious sitting/dining room with rear facing window. Fire surround, tiled inset and hearth and log burner. Two radiators.

Fitted Kitchen

14' 5" x 5' 7" (4.39m x 1.71m)

Fitted with base and wall mounted units, one housing electric switchgear, gas hob, electric fan assisted oven, extractor fan, 1.5 bowl stainless steel sink, side drainer and mixer tap, complementary worktops with tiling above. The washing machine is included in the sale but is not warranted. Space for fridge/freezer. Wall mounted combi gas central heating boiler. Laminate flooring, radiator.

Bedroom One

10' 10" x 10' 10" (3.30m x 3.29m)

Double bedroom with front facing window, curtains and pole. The wardrobe unit is included in the sale. Radiator.

Bedroom Two

10' 11" x 8' 2" (3.32m x 2.50m)

Another double bedroom with rear facing window, curtains and pole. Radiator.

Shower Room

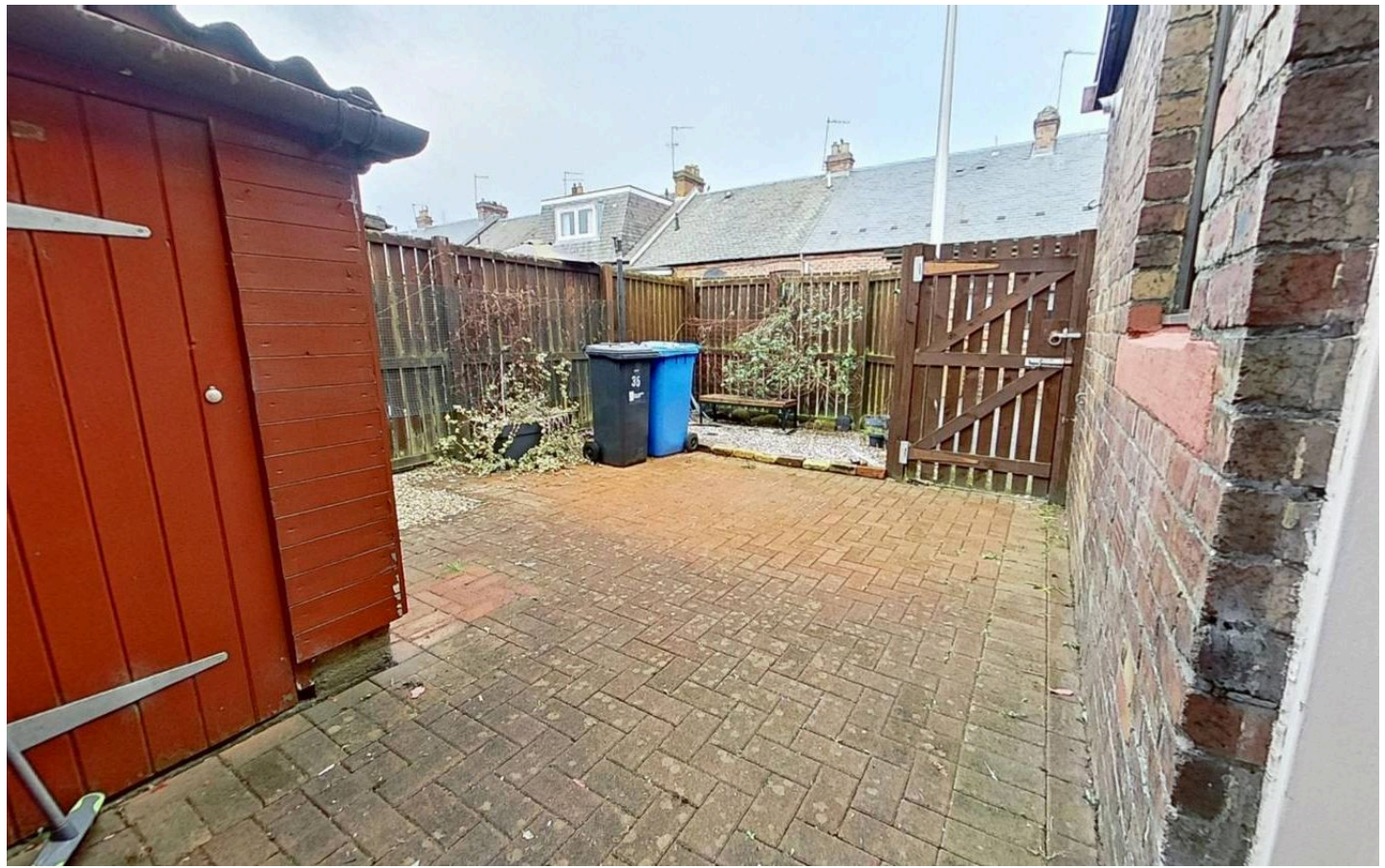
Fully tiled and fitted with semi pedestal wash hand basin, dual flush WC, display area above and double shower cubicle with mains shower. Laminate flooring, chrome vertical radiator.



GARDEN

Easily maintained gardens to front and rear. Outbuilding to rear.

ON STREET





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