



DUNN PLACE WINCHBURGH | OFFERS OVER £158,000  
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# DUNN PLACE

## WINCHBURGH

£158,000

HOME REPORT VALUE £160,000

Welcome to Dunn Place in the charming village of Winchburgh! This property, offers immense potential for anyone looking to create their dream home. Situated in a picturesque location, this home enables the perfect opportunity to design a space that suits your unique style and needs. With endless possibilities and a blank canvas to work with, this property is just waiting for someone to come along and turn it into a beautiful home. Don't miss out on the chance to make this property your own in the lovely village of Winchburgh.

### Situation

Winchburgh is a family-friendly community, with growing amenities and outdoor spaces. It's a desirable place to raise children with three new schools in the area being a positive development for families. There exists good commuter links to Edinburgh, making it convenient for those working in the city.

will accommodate disability needs (based on ground level).

### Want to arrange a viewing?

Want to set up a viewing? Contact your Estate Agent, Lynda Wilson, on 07809330678 or email [lynda@amazingresults.com](mailto:lynda@amazingresults.com) to arrange an appointment.

### Key features

The property benefits from recently installed gas central heating with a combi boiler, ensuring warmth and comfort throughout the year. Double glazed windows contribute to energy efficiency and noise reduction. Fire and smoke compliance met. One of the highlights of this property is the rear garden which is laid-to grass, and offers an extensive area with a secure rear gate to the nearby park area.

### Want to find out what your home is worth?

Find out today what your home is really worth! Get a free property valuation with your local Estate Agent 7 days a week 8am-8pm on 07809330678.

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The kitchen has space for a washing machine; a fridge-freezer is in situ and ample cupboard space. To the rear of the house, is significant storage space (think of coal storage space) - this can offer significant enhancement to those seeking to expand the kitchen area.

Consider this property as a blank canvas - lots of space; lots of brightness flooding in and three bedrooms. A renovation project for those interested in putting your own stamp on it.

The toilet contains WC, sink and open shower which





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>B</b>			(92 plus) <b>A</b>
(69-80) <b>C</b>			(81-91) <b>B</b>
(55-68) <b>D</b>			(69-80) <b>C</b>
(39-54) <b>E</b>			(55-68) <b>D</b>
(21-38) <b>F</b>			(39-54) <b>E</b>
(1-20) <b>G</b>			(21-38) <b>F</b>
Not energy efficient - higher running costs			
<b>Scotland</b> EU Directive 2002/91/EC		<b>Scotland</b> EU Directive 2002/91/EC	

To view this property call **AMAZING RESULTS!™** on 07809 330678



Lynda Wilson  
Professional Estate Agent

0800 999 1565 (office)  
07809 330678 (mobile)

lynda@AMAZINGRESULTS.com



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[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

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