



Solicitors & Estate Agents










Offers Over

£185,000

49 Station View

Winchburgh | West Lothian | EH52 6WL

A fantastic opportunity has arisen to acquire this lovely two bedroom terraced villa, pleasantly positioned within a modern residential development in Winchburgh. With excellent transport links via the main motorway network and local amenities nearby, the property makes for an ideal starter home for young families and first-time buyers.

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Allocated parking
-  EPC Band - B
-  Council Tax Band - D



Description

Internally, the property is offered to market in true move-in condition while briefly comprising of; welcoming entrance hallway with a handy understairs storage cupboard, bright and airy lounge/diner with French doors leading to the rear garden, fully-fitted front-facing kitchen with a range of integrated white goods, partially-tiled W/C, landing with attic access, first generous double bedroom with fitted wardrobes and ample room for freestanding furniture, second sizeable front-aspect double bedroom with space for different configurations, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.

Factor fees are payable of approximately £12 per calendar month.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Private gardens can be found to both the front and rear of the property. The rear garden offers a South-facing aspect, low maintenance lawn and patio area for residents to enjoy and make their own. For the car owner, there is an allocated parking space.

Viewing

By appointment through Neilsons 0131 625 2222.





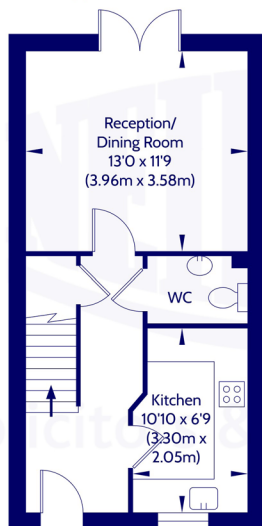
Location

The property is situated within the popular West Lothian village of Winchburgh which is bordered by countryside and close to good local day-to-day shops and services. The town is part of a £1 billion redevelopment project in West Lothian. A wider selection of amenities is available in the nearby towns and villages of Kirkliston, South Queensferry, Broxburn and Linlithgow. For a more extensive range of high-street shops the Almondvale Shopping Centre and McArthur Glen Designer Outlet in Livingston together with Hermiston Gait Retail Park and the Gyle Shopping Centre in Edinburgh are all within commuting distance. This is an excellent location for the commuter with great transport links to Glasgow, Edinburgh and Stirling with the M8/M9 being easily accessible. Schooling is available.

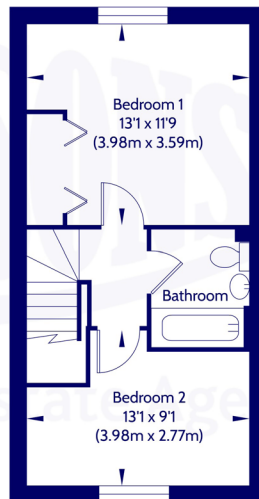




Approx. Gross Internal Floor Area 65.37 Sq M / 703 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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