



11 Glendevon Park, Winchburgh

Offers Over £214,000



11 Glendevon Park

Winchburgh, Broxburn

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Three Bedroom End of Terrace
- Double Glazing
- Front Side and Rear Garden
- Gas Central Heating
- Countryside Views
- Potential for Developing



Entrance Hall

13' 5" x 7' 3" (4.10m x 2.20m)

A bright carpeted reception area leading to the single bedroom and two large storage cupboards, one housing the gas boiler and the other the main water tank, the stairway up to the two double bedrooms and fitted shower room also the stairway down to the Lounge and Kitchen / Diner, centre lighting, D/g window and GCH radiator..

Single Bedroom

8' 10" x 7' 3" (2.70m x 2.20m)

A bright room on the ground floor, double glazed window facing onto front garden and main street, walk in wardrobe /cupboard and space for free standing furniture. , central light, carpeted floor and GCH radiator.

Main Bedroom

13' 1" x 10' 2" (4.00m x 3.10m)

A bright room with carpeted floor, large D/G window overlooking rear garden and onto the rolling countryside, GCH radiator, centre fitted light, large walk in wardrobe and second smaller walk in cupboard, space for free standing furniture.

Shower room

5' 9" x 6' 0" (1.75m x 1.84m)

A bright room recently modernised with waterproof wall panels and matching laminated flooring, featuring a fitted walk in shower, matching hand sink and W/C, double glazed window looking onto rear garden, Waterproof ceiling lining with fitted down lighters.



Bedroom two

9' 10" x 11' 6" (3.00m x 3.50m)

A large bright room with carpeted floor, central lighting, Large double glazed window overlooking rear garden and onto the rolling countryside, GCH radiator, two large walk in wardrobes and space for free standing furniture.



Lounge

19' 0" x 14' 1" (5.80m x 4.30m)

A large bright room looking over the rear garden and further onto the rolling countryside through a new, beautiful featured, very large patio door. the flooring is wood effect laminate, Featured fireplace, GCH radiator, central lighting and another featured patio door on the inside leading to the stairway.

Kitchen / Diner

13' 0" x 10' 0" (3.96m x 3.06m)

The kitchen is open entry from the lounge, a bright room housing self standing base units with wall units fitted above, matching worktops with fitted electric hob and oven, fitted black sink and draining board, large double glazed window overlooking the garden patio and onto the rolling countryside. two ceiling lights.





GARDEN

The property has a front, side and rear garden, all well maintained, the side garden could easily be converted into a double drive way or even an extension to the property (with building permission of the local council). The rear garden has a patio area , garden shed and faces onto the countryside with scenic views, making it a tranquil area to relax.

ON STREET

on street parking with possibilities of creating a double driveway to the side of the property.



11 Glendevon Park, Winchburgh, Broxburn, EH52 6UD



Approx. Gross Internal Floor Area 1005 sq. ft / 93.59 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	76
England, Scotland & Wales	EU Directive 2002/91/EC	



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