

Peterkin & Kidd

Solicitors and Estate Agents

2

**NIDDRY VIEW
WINCHBURGH, EH52 6RR**



OFFERS OVER £178,000

2

NIDDRY VIEW WINCHBURGH, EH52 6RR

Situated in an established area of Winchburgh, this spacious semi-detached villa now requires upgrading. It is laid out over 2 floors with gardens to the front and rear.

A uPVC door with glazed panel leads to hall with access to the ground floor accommodation. The under stair cupboard houses the fuse box and electric meter. A carpeted staircase leads to the upper floor.

The well-proportioned living room is to the front with space for freestanding furniture and a wall-mounted modern electric fire which is included in the sale. The window overlooks the front garden.

The kitchen is fitted with wall and base units with enamel sink and drainer and co-ordinating worksurfaces. The dual fuel cooker, fridge/freezer and the washing machine are included in the sale but are not warranted. A window overlooks the rear garden. Situated off the kitchen is a dining area which offers flexible space and has a door to the garden.

The bathroom completes the ground floor accommodation and is fitted with a wash hand basin, WC and bath. Window to rear.

The upper hall has a window to the front, a shelved linen cupboard and a hatch to the attic space with loft ladder.

Bedroom 1 is situated to the front of the property with space for freestanding furniture, a built-in wardrobe and has a window offering open aspects.

The second double bedroom is to the rear of the property with ample space for freestanding furniture and a built-in wardrobe.

There is a further double bedroom to the rear which has a built-in wardrobe and a window offering views to the garden.

ACCOMMODATION

Hall
Living room
Kitchen open to dining room
3 bedrooms
Bathroom

Gas central heating, double glazing

GARDENS

There are low maintenance gardens to the front and rear of the property.

PARKING

On-street parking is available.

EXTRAS

All fitted carpets, floor coverings, curtains, blinds and white goods as specified are included in the sale.





SITUATION

The expanding town of Winchburgh, which lies approximately 12 miles west of Edinburgh and 38 miles east of Glasgow, is currently undergoing a major building programme with the addition of new primary and secondary schools, Sainsbury's supermarket and a marina.

In addition to local shops, it has a regular bus service to Edinburgh and Linlithgow. The town of Linlithgow, 5 miles away, offers more extensive shopping facilities and enjoys a fast, frequent rail service to Edinburgh, Glasgow and Stirling and easy access to the M8 and M9 motorways and Edinburgh Airport.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

OTHER

COUNCIL TAX BAND: B

The property is being sold as seen.

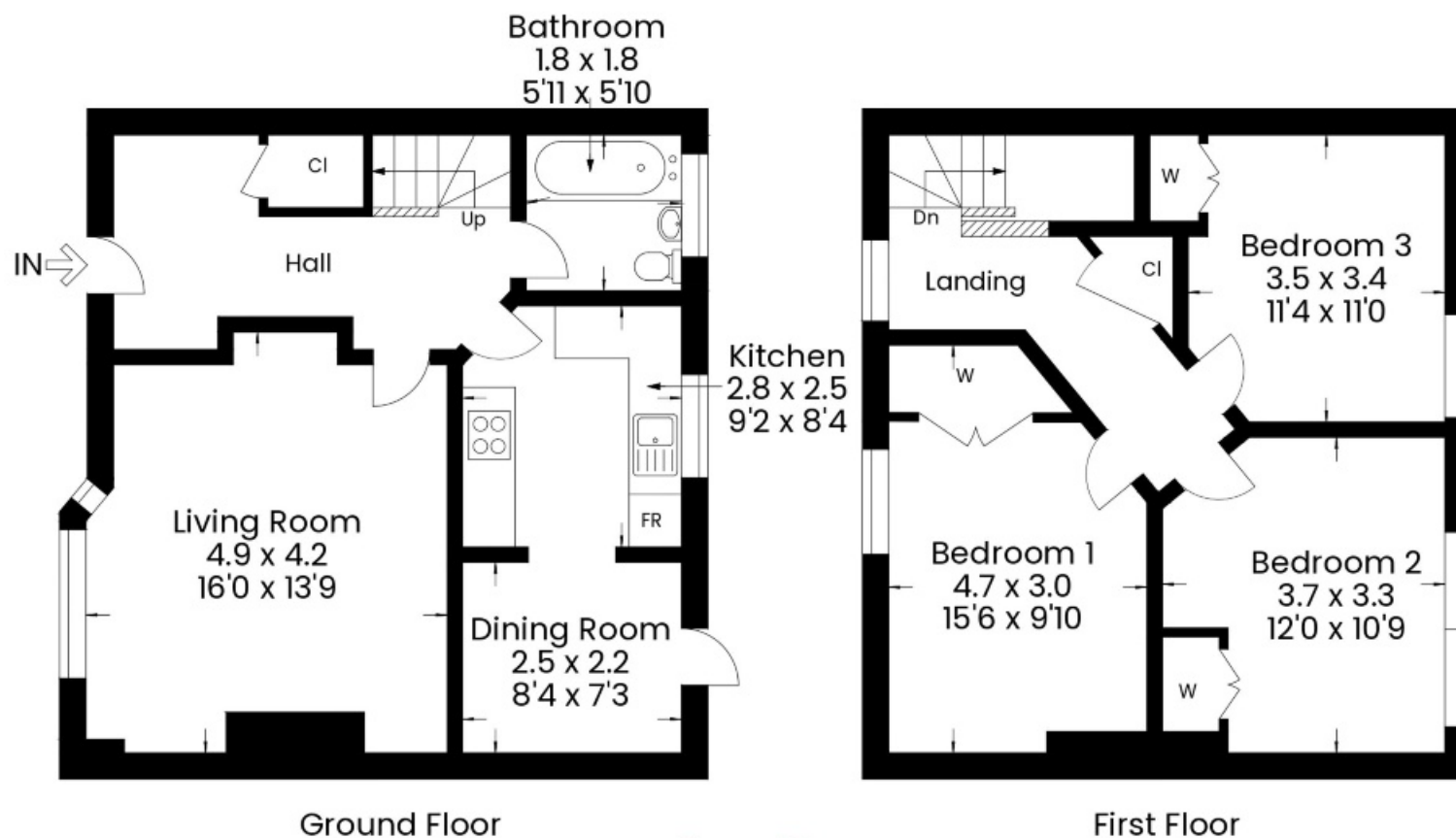
These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.

EPC:C



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025

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We can open doors for you

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