



32 Church View, Winchburgh

Offers Over £238,000



32 Church View

Winchburgh, Broxburn

3-bed end of terrace in sought-after location near schools and leisure centre. Modern kitchen, ensuite, ample storage. Gardens and large shed. Allocated parking and visitor spaces. Ideal blend of comfort, convenience, and tranquillity in growing Winchburgh village.

Council Tax band: D

Tenure: Freehold

- Main Street will be by-passed very soon
- Kitchen/Dining Room with integrated appliances
- Ensuite Shower Room
- Family Bathroom with double shower cubicle and bath
- Ample storage
- Close to new schools and Xcite Leisure Centre





Hall

Access through composite door with small opaque double glazed insets. Doors to lounge, kitchen/dining room, downstairs WC and two cupboards, one with shoe storage shelves, and housing combi gas central heating boiler and electric switchgear and one currently housing fridge/freezer (not included in the sale). Carpeted hall, staircase and upper landing. Radiator.

Lounge

15' 5" x 12' 0" (4.70m x 3.66m)

Comfortable sitting room with dual aspect windows, curtains and pole. Large storage cupboard. Fitted carpet, two radiators.

Fitted Kitchen/Dining Room

15' 5" x 11' 4" (4.70m x 3.45m)

Spacious kitchen/diner fitted with base and wall mounted units, drawers, gas hob, electric fan assisted oven, integrated washing machine and fridge/freezer, stainless steel sink with side drainer and mixer taps, complementary worktops with matching splashbacks. Glazed door with side panels and blinds to rear garden. Side facing window with curtains and pole. Two 3-way spotlights, vinyl floorcovering, radiator.

Downstairs Wc

Fitted with dual flush WC and pedestal wash hand basin with tiled splashback. Opaque glazed window. Wall mounted chrome vertical radiator, vinyl floorcovering.

Upper Landing

Doors to bedrooms, bathroom and shelved cupboard. Hatch to loft. Radiator.

Principal Bedroom

11' 4" x 9' 8" (3.45m x 2.95m)

Good sized bedroom with side facing window, roller blind, curtains and pole. Fitted wardrobes concealed behind sliding mirrored doors. Fitted carpet, radiator. Door to ensuite shower room.

Ensuite Shower Room

Fitted with fully tiled double shower cubicle, dual flush WC and pedestal wash hand basin with mixer tap. Opaque



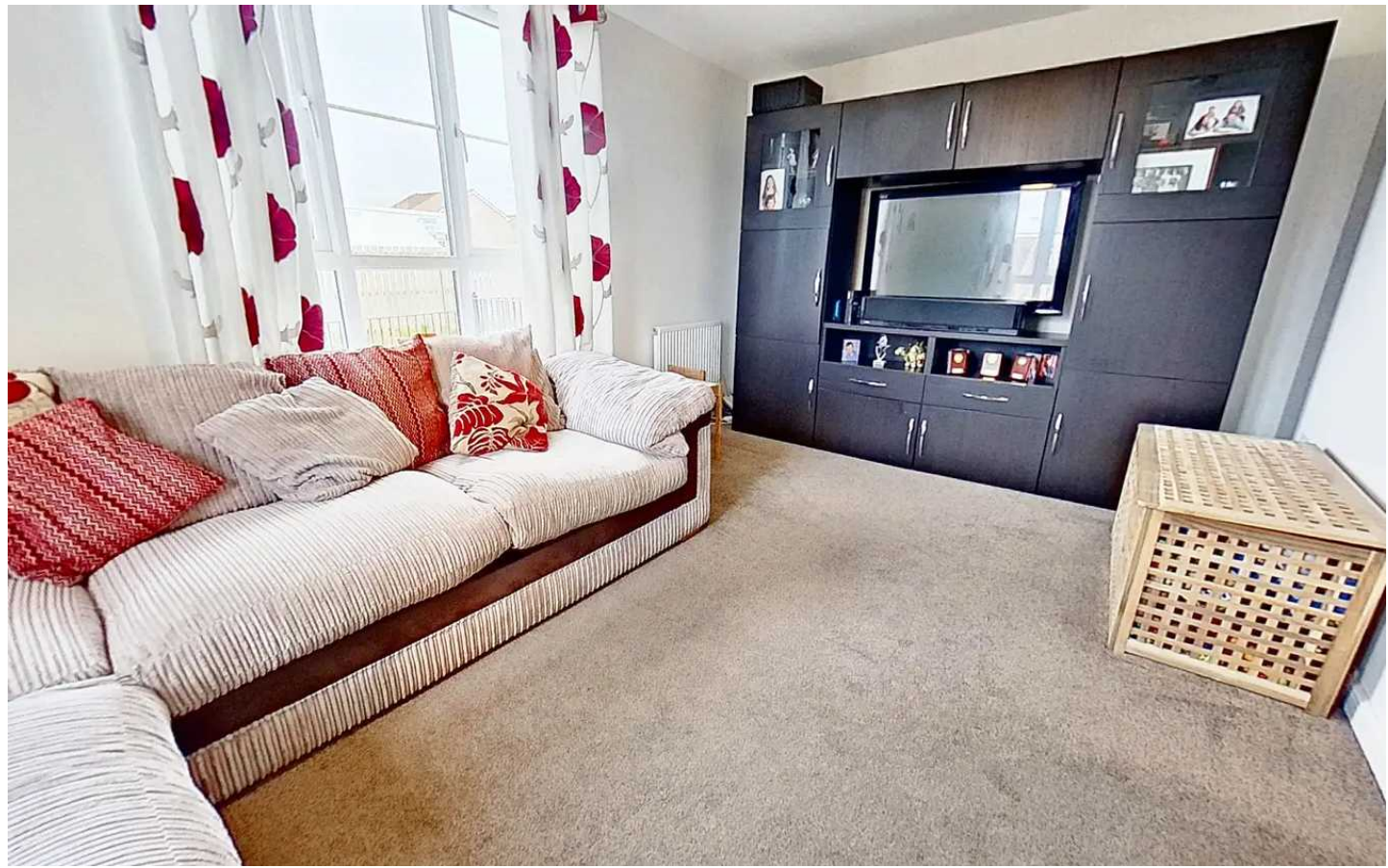
GARDEN

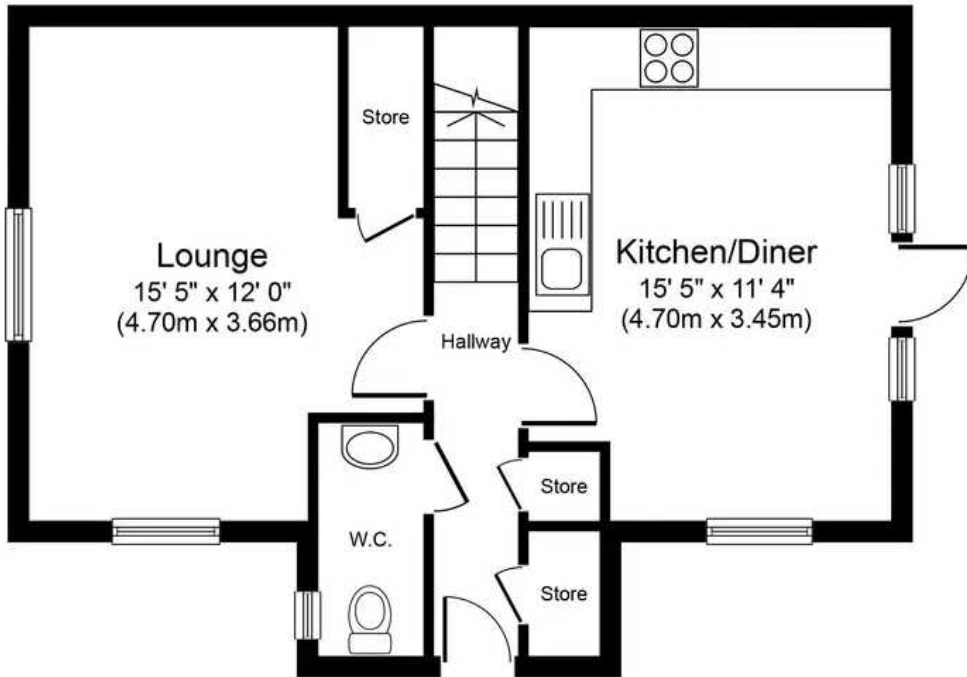
Gardens to front, side and fully enclosed west facing rear.
Exceptionally large garden shed.

ALLOCATED PARKING

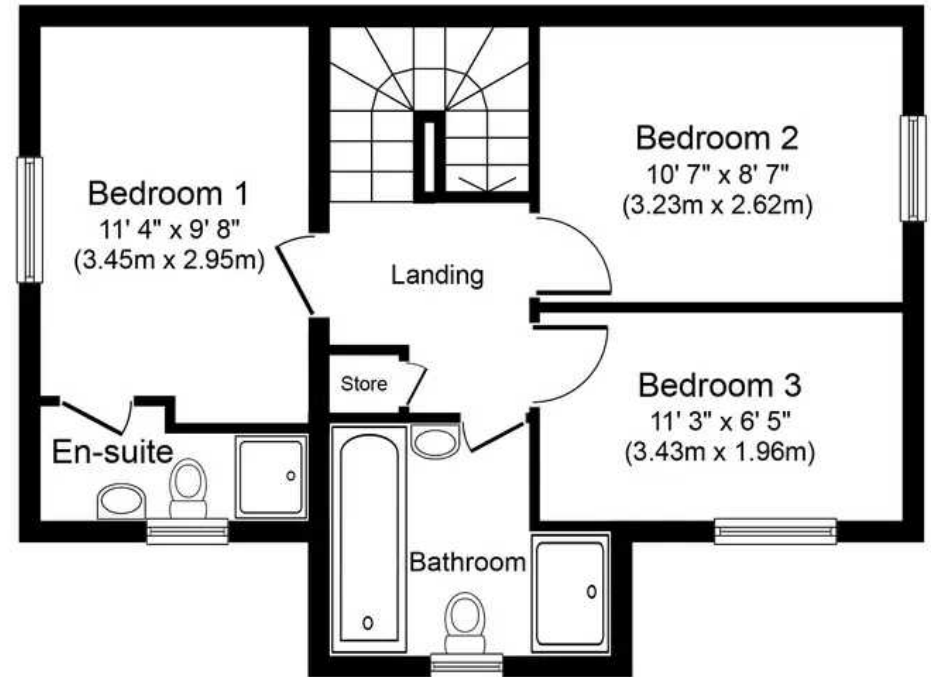
1 Parking Space

Allocated parking space plus visitor parking to rear.





Ground Floor
Approximate Floor Area
554 sq. ft.
(51.5 sq. m.)



First Floor
Approximate Floor Area
554 sq. ft.
(51.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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