



## 121 Craighton Place, Winchburgh

Offers Over £150,000



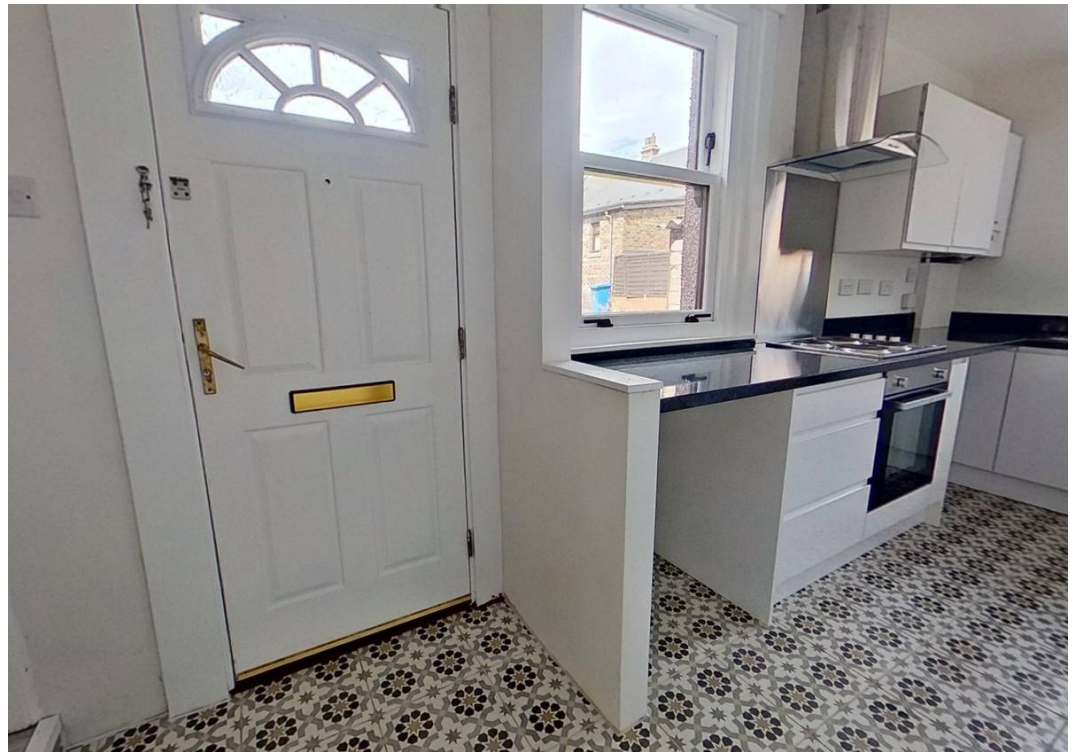
# 121 Craighton Place

Winchburgh, Broxburn

Tenure: Freehold

- Renovated to a high standard
- New Roof
- New roughcasting
- New Combi Gas Central Heating Boiler
- New Fully tiled Shower Room with mains shower
- Spacious Double Bedroom
- Outbuilding
- Exciting New Village
- Side and rear gardens laid to grass
- New Kitchen





**Fitted Kitchen**

15' 10" x 5' 8" (4.82m x 1.72m)

New kitchen accessed through timber door with opaque glazed inset. Fitted with base and wall mounted units, drawers, electric hob and oven, and stainless steel splashback, stainless steel sink, side drainer and mixer tap, complementary worktops and matching splashbacks.

New wall mounted combi gas central heating boiler. Dual aspect windows. Wall mounted cupboard housing recently installed fuse box and smart meter. Contemporary ceramic tiled floor. Radiator.

**Lounge/Dining Room**

15' 7" x 12' 10" (4.75m x 3.91m)

Spacious L-shaped sitting/dining room with rear facing window. New laminate flooring through lounge/dining room, inner hall, double bedroom and cupboard. Two radiators.

**Inner Hall**

Doors to lounge/dining room, double bedroom, shower room and cupboard.

**Shower Room**

7' 0" x 5' 6" (2.13m x 1.67m)

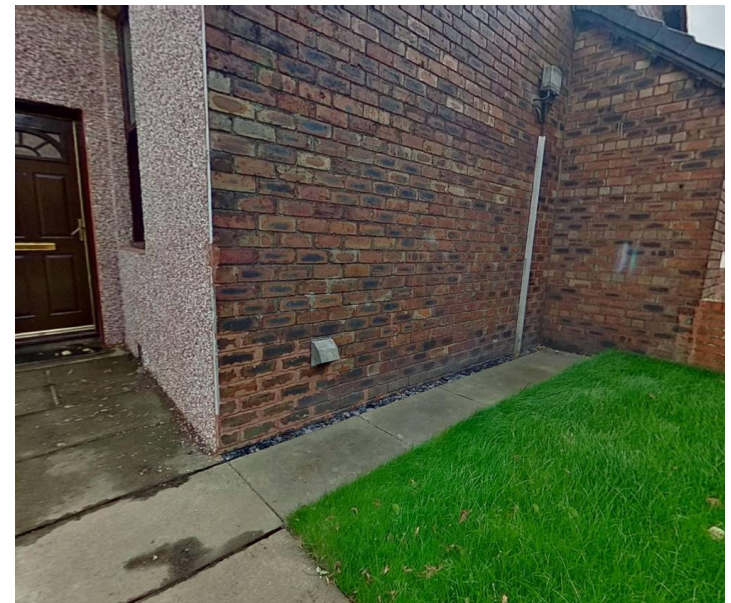
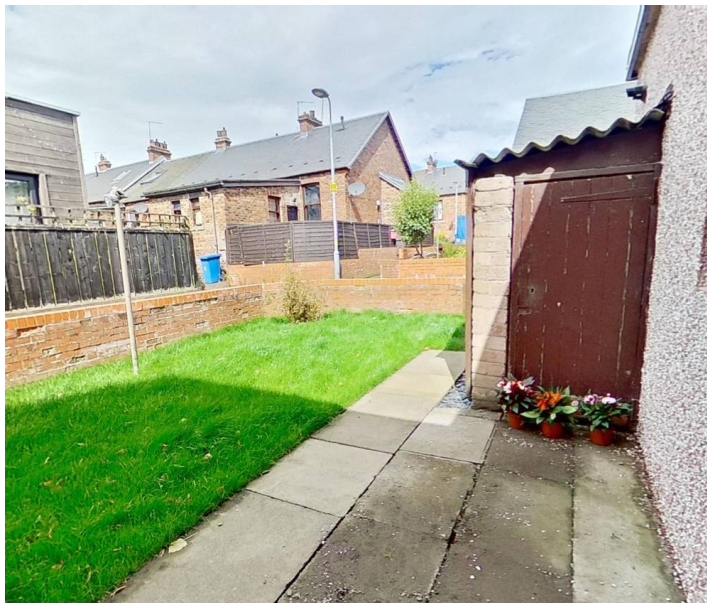
New shower room fully tiled and fitted with wash hand basin with mixer tap and WC built into vanity unit and walk-in large shower cubicle with mains shower. Dual aspect opaque glazed windows. UPVC ceiling and downlighters. Chrome vertical radiator.

**Double Bedroom**

12' 10" x 11' 11" (3.91m x 3.62m)

Spacious double bedroom with front facing window. Shelved recess. Radiator.









## KnightBain Estate Agents

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