



# 104 Midhope Place, Winchburgh

Offers Over £132,000



# 104 Midhope Place

Winchburgh, Broxburn

Council Tax band: A

Tenure: Freehold

- Modern Fitted Kitchen
- Spacious Double Bedroom
- Modern Fitted Shower Room
- Combi Gas Central Heating Boiler
- Easily maintained rear and side garden
- Outbuilding
- Situated at the end of a quiet cul-de-sac
- Exciting New Village





**Fitted Kitchen**

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

Access through UPVC door with double glazed inset. Fitted with base and wall mounted units, drawers, wall mounted double oven, gas hob, stainless steel extractor hood, stainless steel sink, mixer tap with pull out shower, complementary worktops with tiling above, and drop leaf table. Wall mounted combi gas central heating boiler. Dual aspect windows with roller blinds. Wall mounted cupboard housing electric switchgear. Radiator.

**Lounge/Dining Room**

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

Spacious L-shaped sitting/dining room with rear facing window with roller blind. Quality laminate flooring through lounge/dining room, hall and double bedroom. Radiator.

**Hall**

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

**Shower Room**

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

Wall clad and fitted with wash hand basin with cupboard under and mixer tap, central flush WC and shower cubicle with mains shower. Opaque glazed window. Vertical radiator, vinyl floorcovering.

**Double Bedroom**

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

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



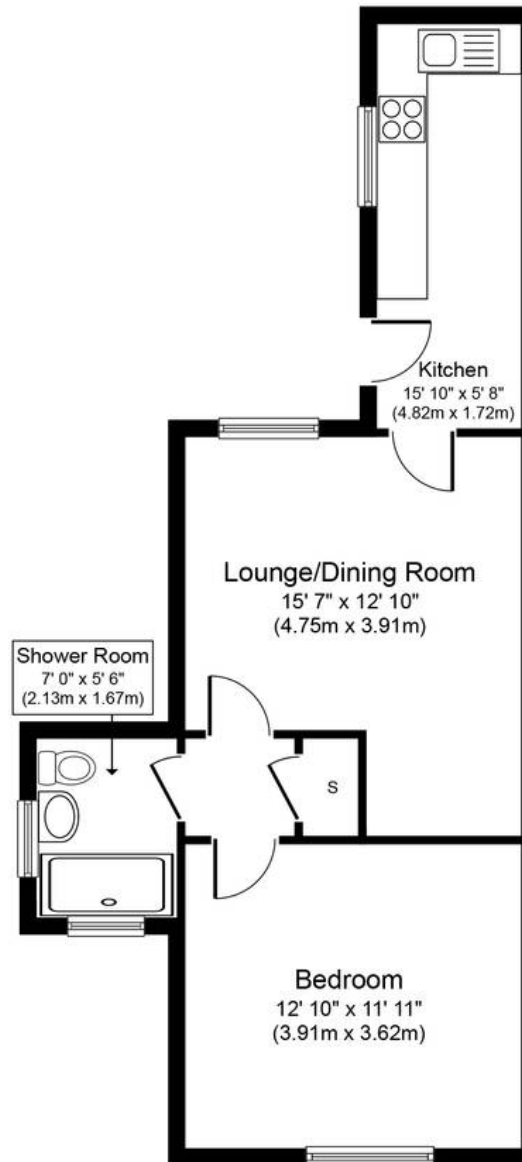
**GARDEN**

Slabbed gardens to rear and side.

**ON STREET**

Ample on street parking.





**Approximate Floor Area**  
**496 sq. ft.**  
**(46.1 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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