



90 Millgate, Winchburgh

Offers Over £195,000



90 Millgate

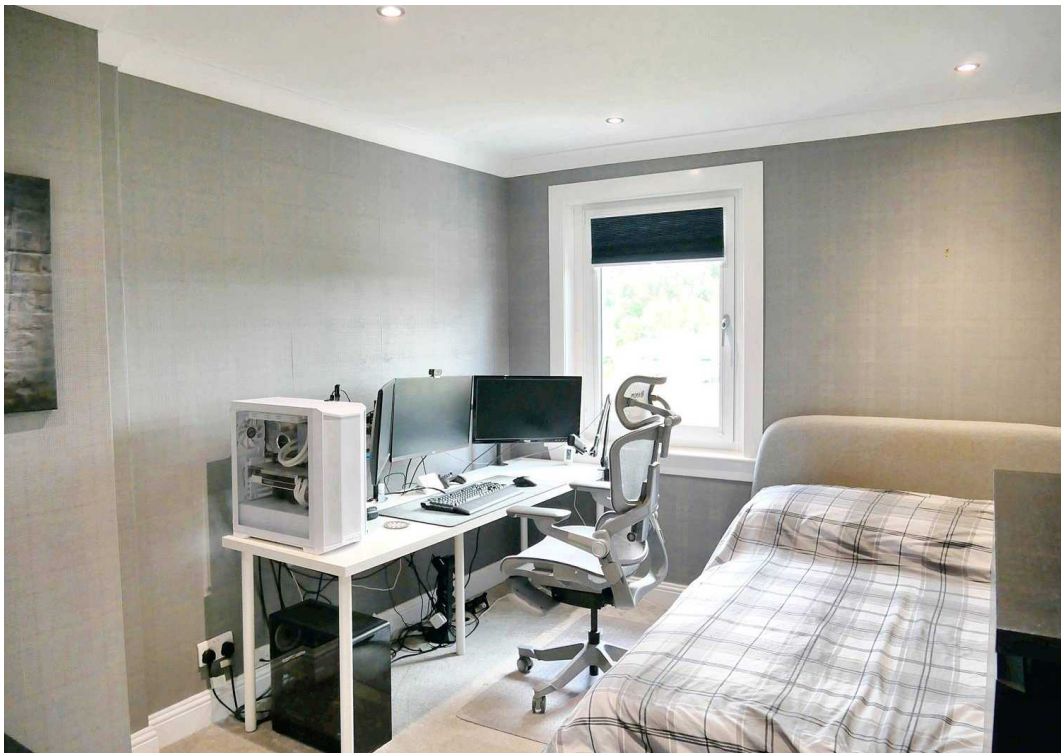
Winchburgh, Broxburn

Council Tax band: B

Tenure: Freehold

- Originally three bedrooms but now two bedrooms and large bathroom upstairs
- Large Kitchen with all appliances/originally kitchen and bathroom
- Conservatory
- Timber Garage and Driveway for several cars
- Triple UPVC Double Glazing
- Gas Central Heating with combi boiler
- Large corner plot
- Close to Winchburgh Primary School
- Exciting New Village with Junction onto M9 motorway
- New schools and leisure centre including swimming pool and football pitches





Hall

Access through UPVC door with opaque double glazed insets. Doors to lounge and fitted kitchen, shelved cupboard and understair storage areas. Side facing window with wood effect venetian blind. Fitted carpeting through hall, staircase and landing. Hive controller.

Lounge

14' 6" x 12' 11" (4.43m x 3.93m)

Spacious sitting room with two front facing windows, and wood effect venetian blinds. Electric fire unit. Cupboard housing electric switchgear with glass shelves above. Radiator.

Fitted Kitchen

19' 7" x 7' 7" (5.96m x 2.32m)

Exceptionally spacious and fitted with base and wall mounted units, one housing combi gas central heating boiler, 5 burner hob, double oven, extractor hood, 1.5 bowl sink, side drainer and mixer tap, complementary worktops with stylish tiling above. The washing machine, American style fridge/freezer and dishwasher are included in the sale but are not warranted. Glazed doors to conservatory and hall. Rear and side facing windows with roller blinds. Laminate flooring, spotlights, radiator.

Conservatory

9' 7" x 9' 4" (2.93m x 2.84m)

Fully double glazed conservatory with two doors to rear garden. Feature electric fire and TV included in the sale. Laminate flooring.

Upper Landing

Side facing window with wood effect venetian blind Doors to bedrooms and bathroom. Hatch to partially floored loft.

Bedroom One

16' 1" x 9' 5" (4.91m x 2.87m)

Good sized double bedroom with two front facing windows and fitted blinds. Fitted wardrobe concealed behind sliding mirrored doors and recess ideal for storage. Fitted carpet, radiator,



GARDEN

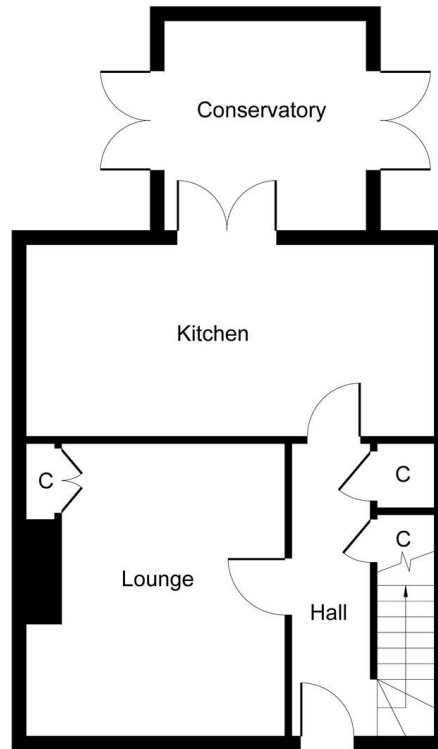
Large corner plot mainly laid to grass. Timber shed.
Driveway for several cars.

GARAGE

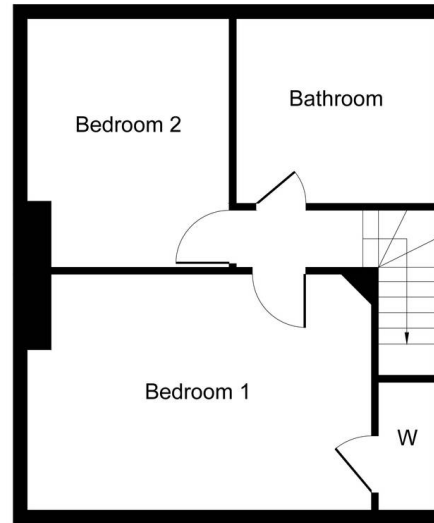
Single Garage

Detached timber garage.





Ground Floor
Approximate Floor Area
524 sq. ft
(48.66 sq. m)



First Floor
Approximate Floor Area
428 sq. ft
(39.72 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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