



53 Castle Terrace, Winchburgh

Offers Over £215,000



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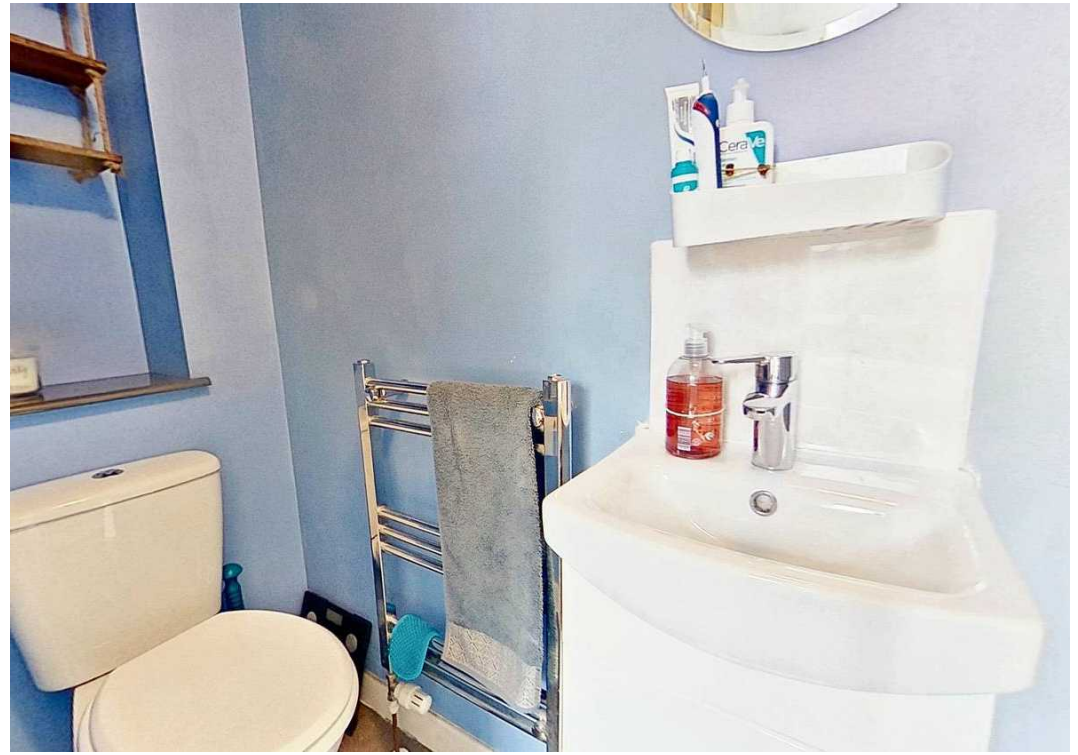
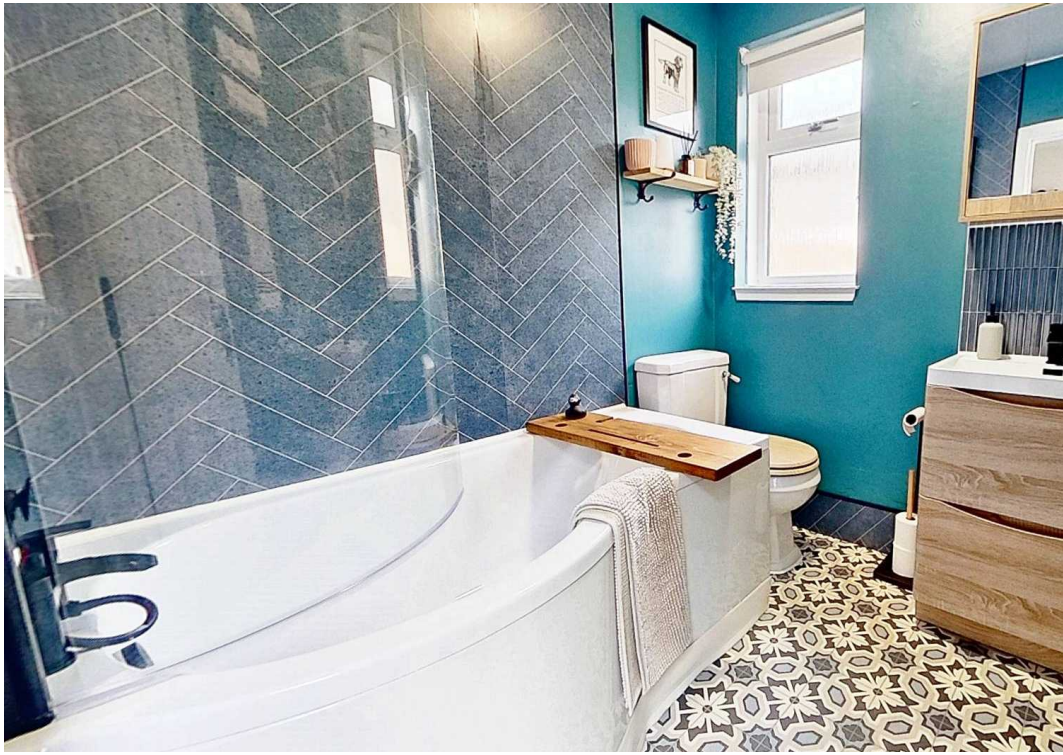
Winchburgh, Broxburn

Council Tax band: TBD

Tenure: Freehold

- Extended Cottage
- Downstairs Bedroom with Ensuite Shower Room
- Two bedrooms upstairs with Jack & Jill WC
- Family Bathroom
- Utility Room
- Modern fitted kitchen with appliances forming part of the extension
- Suntrap patio garden with metal shed
- New Roof
- Close to the new primary school which will be open soon





Hall

Access through UPVC/opaque double glazed door into appealing hallway. Window with roller blind to side. Doors to downstairs bedroom, lounge/dining room, fitted kitchen and large under stair storage cupboard. Hatch to attic pace housing gas meter. Carpeted staircase to upper landing. Laminate flooring, radiator, downlighters.

Downstairs Bedroom

9' 5" x 8' 11" (2.88m x 2.71m)

Double bedroom with front facing window. Bi-fold doors to ensuite shower room. Laminate flooring, radiator.

Ensuite Shower Room

Fitted with wash hand basin and mixer tap and splashback built into vanity unit, dual flush WC and wall clad shower cubicle with mains shower. Display recess. Laminate floor tiles, chrome vertical radiator.

Lounge/Dining Room

15' 7" x 12' 10" (4.74m x 3.91m)

Spacious sitting room with rear facing window. Doors to hall and utility room. Fitted carpet, radiator.

Utility Room

7' 5" x 6' 0" (2.26m x 1.82m)

Well used room (originally the kitchen) fitted with base units and shelves. Wall mounted Combi gas central heating boiler. The washing machine is included in the sale but is not warranted. Side facing window and door to rear garden.

Bathroom

6' 11" x 5' 9" (2.11m x 1.74m)

Stylish bathroom fitted with low flush WC, wash hand basin with mixer tap and tiled splashback built into vanity unit and bath with new mains shower incorporating rain head and glazed screen over. Wall clad around bath. Opaque glazed window with roller blind. Laminate floor tiles, vertical radiator, UPVC clad ceiling.

Fitted Kitchen

12' 0" x 9' 8" (3.66m x 2.95m)

Superb kitchen fitted with base and wall mounted units, drawers, integrated dishwasher, double oven, gas hob

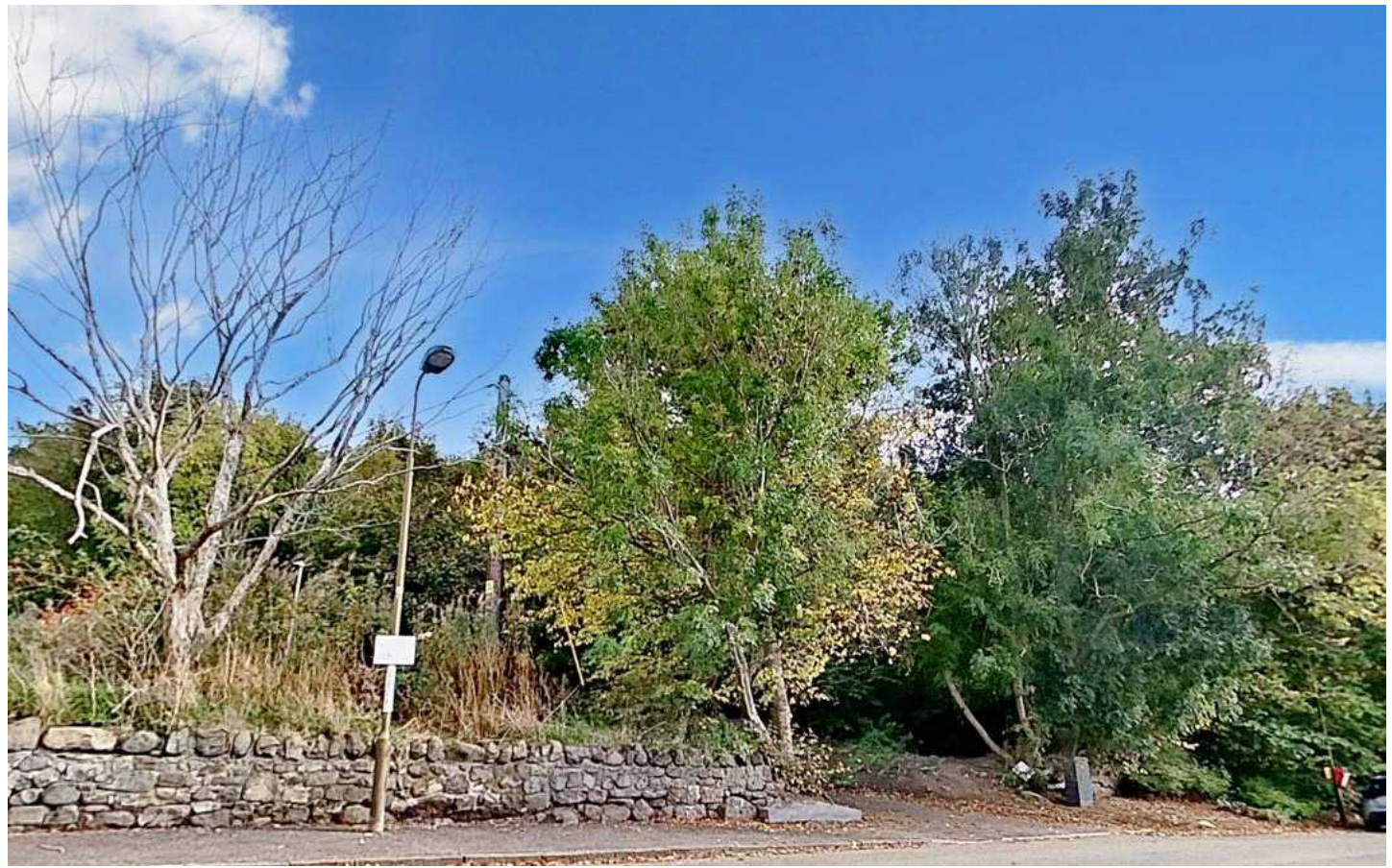


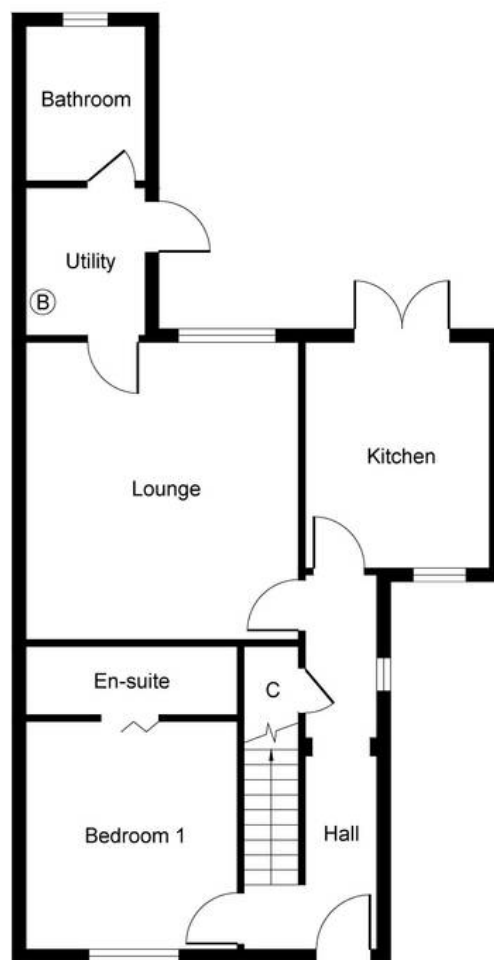
GARDEN

Suntrap patio garden laid to lawns. Metal shed.

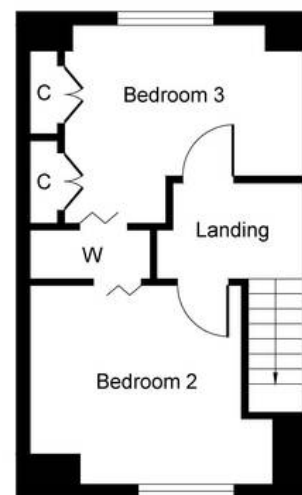
ON STREET

Ample on street parking.





Ground Floor
Approximate Floor Area
639 sq. ft
(59.39 sq. m)



First Floor
Approximate Floor Area
290 sq. ft
(26.92 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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