



82 Niddry Road, Winchburgh

Offers Over £175,000



82 Niddry Road

Winchburgh, Broxburn

Council Tax band: TBD

Tenure: Freehold





Vestibule

Access through timber door with opaque glazed insets. Part glazed door to hall. Laminate flooring through vestibule and hall. Electric switchgear.

Hall

Doors to lounge/dining room, downstairs bedroom and shower room. Two radiators, light fitting.

Lounge/Dining Room

16' 5" x 16' 2" (5.01m x 4.92m)

Spacious sitting room with side facing window and roller blind. Understair storage cupboard. French doors to kitchen. Laminate flooring. Carpeted staircase to upper landing and bedroom. Two radiators, centre light fitting.

Fitted Kitchen/Breakfast Room

14' 1" x 10' 10" (4.29m x 3.29m)

Offering ample space for cooking and eating, and fitted with base and wall mounted units, electric fan assisted oven, 5-burner hob, stainless steel sink, side drainer and shower tap. Door to walk-in cupboard housing combi gas central heating boiler. Three windows with roller blinds. French doors to lounge/dining room. Laminate flooring, radiator.

Upper Landing

Doors to double bedroom and box room. Access door to under eaves storage.

Double Bedroom

12' 7" x 10' 0" (3.83m x 3.05m)

Double bedroom with Velux window offering wonderful views over countryside with the Pentland Hills beyond.

Box Room

10' 0" x 4' 2" (3.05m x 1.26m)

Ideal for use as an office. Door to under eaves storage. Power and light.







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