



## 2 Lamond Crescent, Winchburgh

Offers Over £385,000



# 2 Lamond Crescent

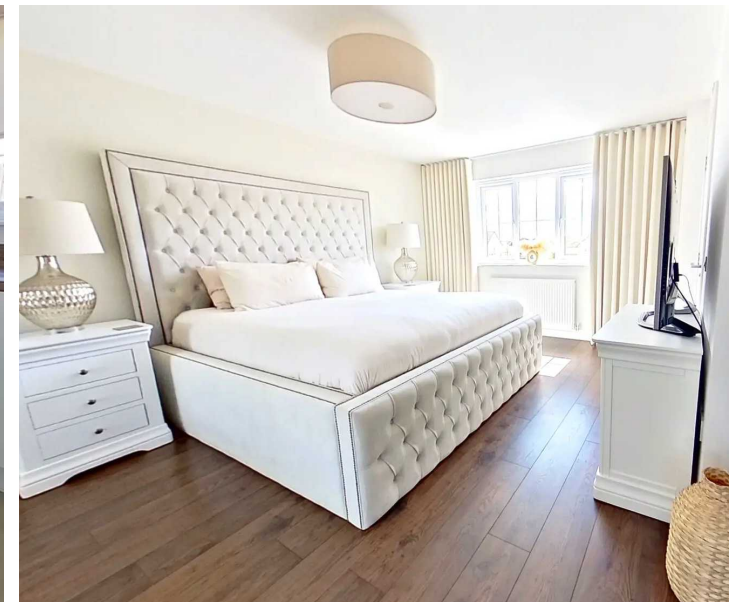
Winchburgh, Broxburn

Detached Villa 4 Bedroom, 4 Bathroom 'Avondale' by Bellway

Council Tax band: F

Tenure: Freehold

- £30,000 BELOW HOME REPORT VALUE
- Avondale by Bellway
- Two En-suites and Family Bathroom
- Solar Panels
- Close to new schools
- Immaculate Presentation
- Quality Extras
- Corner Plot
- Red brick finish with anthracite windows and doors
- Four Bedrooms, 3 with fitted wardrobes and one with cupboard





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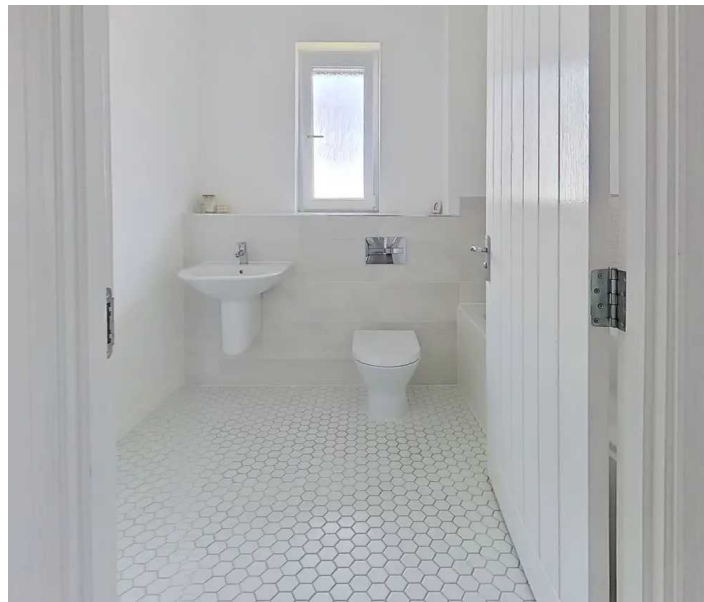
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### **Hall**

Access through composite door with small opaque double glazed inset. Doors to downstairs WC, lounge and glazed door to kitchen/dining room. Understair cupboard housing electric switchgear and media connections. Engineered laminate through hall and lounge. Quality carpeted staircase to upper landing. Radiator with cover.

### **Lounge**

17' 8" x 10' 9" (5.38m x 3.28m)

Spacious sitting room with front facing window and quality curtains. Radiator.

### **Fitted Kitchen/Dining Room**

21' 5" x 10' 9" (6.53m x 3.28m)

Sleek kitchen comprising an abundance of white units, double oven, gas hob with glass splashback, extractor hood, integrated fridge/freezer and dishwasher, wine fridge, 1.5 stainless steel sink, side drainer and mixer tap, complementary worktops and splashbacks. French doors with fitted roller blinds. Rear facing window with roller blind. Ceramic tiled floor through to utility room and cupboard. Radiator with cover, downlighters.

### **Utility Room**

Worktop with stainless steel sink, side drainer and mixer tap. Space for washing machine and tumble drier. Composite/opaque glazed door to rear garden. Door to useful storage cupboard. Radiator.

### **Downstairs WC**

Fitted with small wash hand basin with mixer tap and dual flush WC. Opaque glazed window. Hexagonal ceramic tiles, radiator.

### **Upper Landing**

Doors to bedrooms, bathroom and cupboard housing eco hot water tank. Hatch to partially floored loft, Ramsay ladder and power. Radiator.

### **Principal Bedroom**

16' 6" x 15' 1" (5.03m x 4.60m)

Exceptionally spacious bedroom with front facing window





## **GARDEN**

Gardens to front, side and rear mainly laid to lawn. The rear garden benefits from sun all afternoon in the summer. Double monobloc driveway and mature shrubs to front.

## **GARAGE**

Single Garage

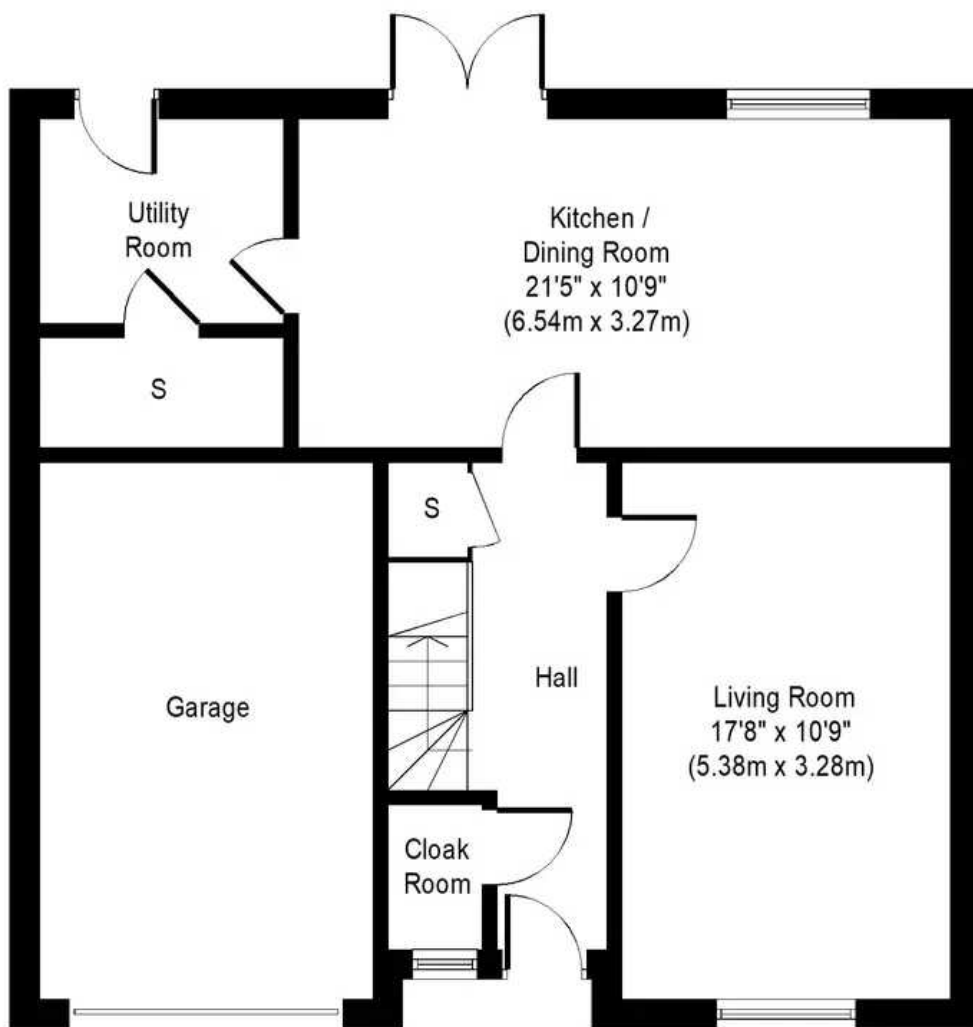
Up and over door and housing gas central heating boiler.

## **ON DRIVE**

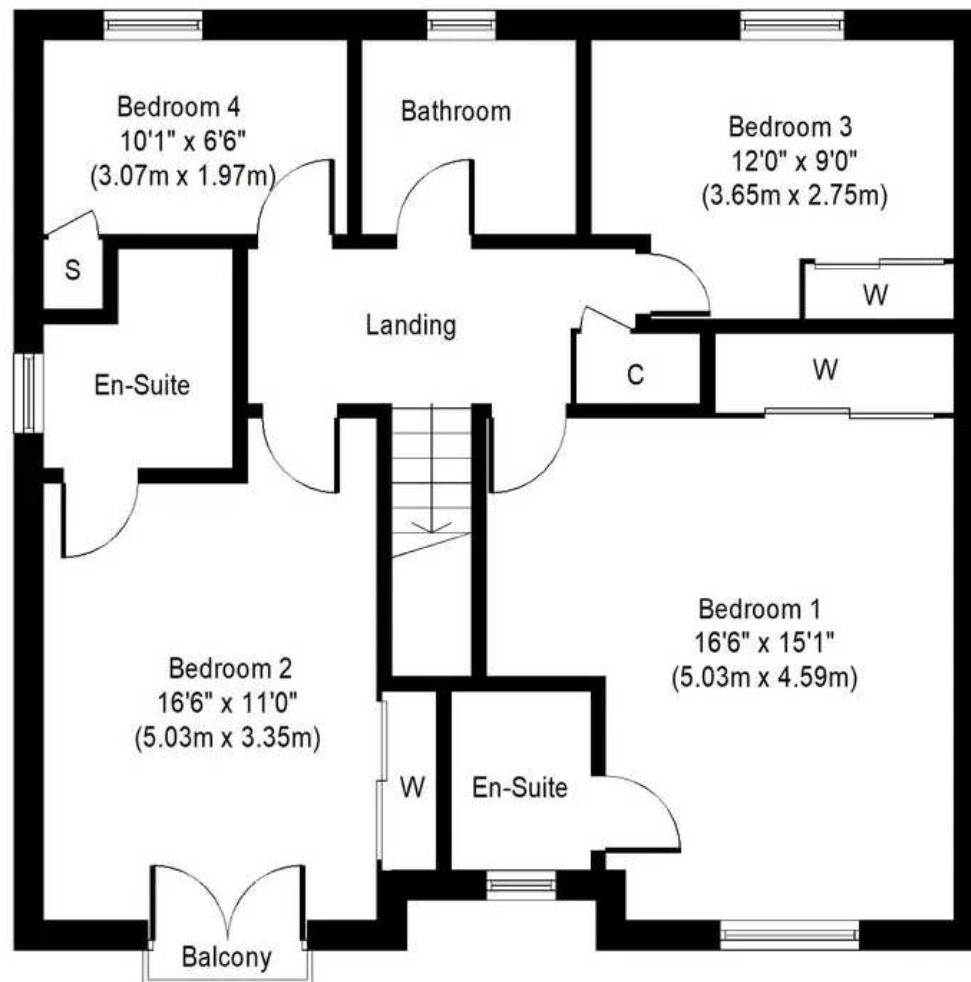
2 Parking Spaces

Double monobloc driveway.





**Ground Floor**  
**Approximate Floor Area**  
**858 Sq. ft.**  
**(79.7 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**858 Sq. ft.**  
**(79.7 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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