



47 Station View, Winchburgh

Offers Over £239,000



47 Station View

Winchburgh, Broxburn

Three Bed Mid Terrace Property This lovely three-bedroom property, in the popular and sought-after location of Winchburgh, presents an ideal opportunity for first-time buyers or young professionals.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Hallway

A lovely, welcoming hallway with soft carpet flooring creates a warm first impression as soon as you step inside. A composite front door with a half-glazed panel allows plenty of natural light to flow in, enhancing the bright and airy feel. A central ceiling light adds further illumination, while a radiator keeps the space warm and comfortable year-round. There's also a generous storage cupboard—perfect for coats and jackets—keeping everything neatly organised. The hallway provides access to the lounge, kitchen, cloakroom WC, and the upper level, offering a practical and well-designed layout for everyday living.

Lounge/Diner

13' 7" x 15' 3" (4.15m x 4.65m)

A lovely, spacious lounge offers an abundance of room for both relaxing and dining, with ample space for a table and chairs as well as a range of freestanding furniture. The soft carpet flooring adds warmth and comfort, while two central ceiling lights provide excellent illumination throughout. Beautiful French doors open out to the garden, complemented by side panel windows that allow plenty of natural light to flood the room, creating a bright and airy atmosphere. The décor is fresh and inviting, and a very good-sized walk-in storage cupboard adds valuable and practical space, perfect for keeping everything neatly tucked away.

Kitchen

9' 7" x 8' 2" (2.91m x 2.50m)

A modern and well-equipped kitchen, thoughtfully designed with both style and practicality in mind. A front-facing window brings in plenty of natural light, while sleek ceiling spotlights create a bright and contemporary feel. The space features easy-care vinyl flooring and a stainless steel sink with drainer and mixer tap. There's a gas hob with extractor hood above, along with integrated appliances including a dishwasher, washing machine, and fridge freezer for a streamlined finish. A generous range of storage cupboards provides ample space for all your kitchen essentials, making this an ideal setting for everyday cooking and entertaining alike.





Stairs & Landing

The staircase and landing are finished with soft carpet flooring, creating a warm and cohesive feel throughout the upper level. A central ceiling light keeps the area bright and welcoming, while the well-designed layout provides access to all three bedrooms and the family bathroom. There is also access to the attic space, offering additional and practical storage options.

Bedroom One

15' 4" x 9' 2" (4.67m x 2.79m)

A generously sized main bedroom offering a bright and comfortable retreat. Two front-facing windows allow plenty of natural light to pour in, enhancing the fresh and airy feel of the space. The room is finished with soft carpet flooring and a central ceiling light, creating a warm and inviting atmosphere. Triple fitted wardrobes provide excellent built-in storage, while there is still ample room for additional freestanding furniture. A lovely, well-proportioned bedroom that feels both spacious and welcoming.

Bedroom Two

10' 11" x 8' 10" (3.34m x 2.68m)

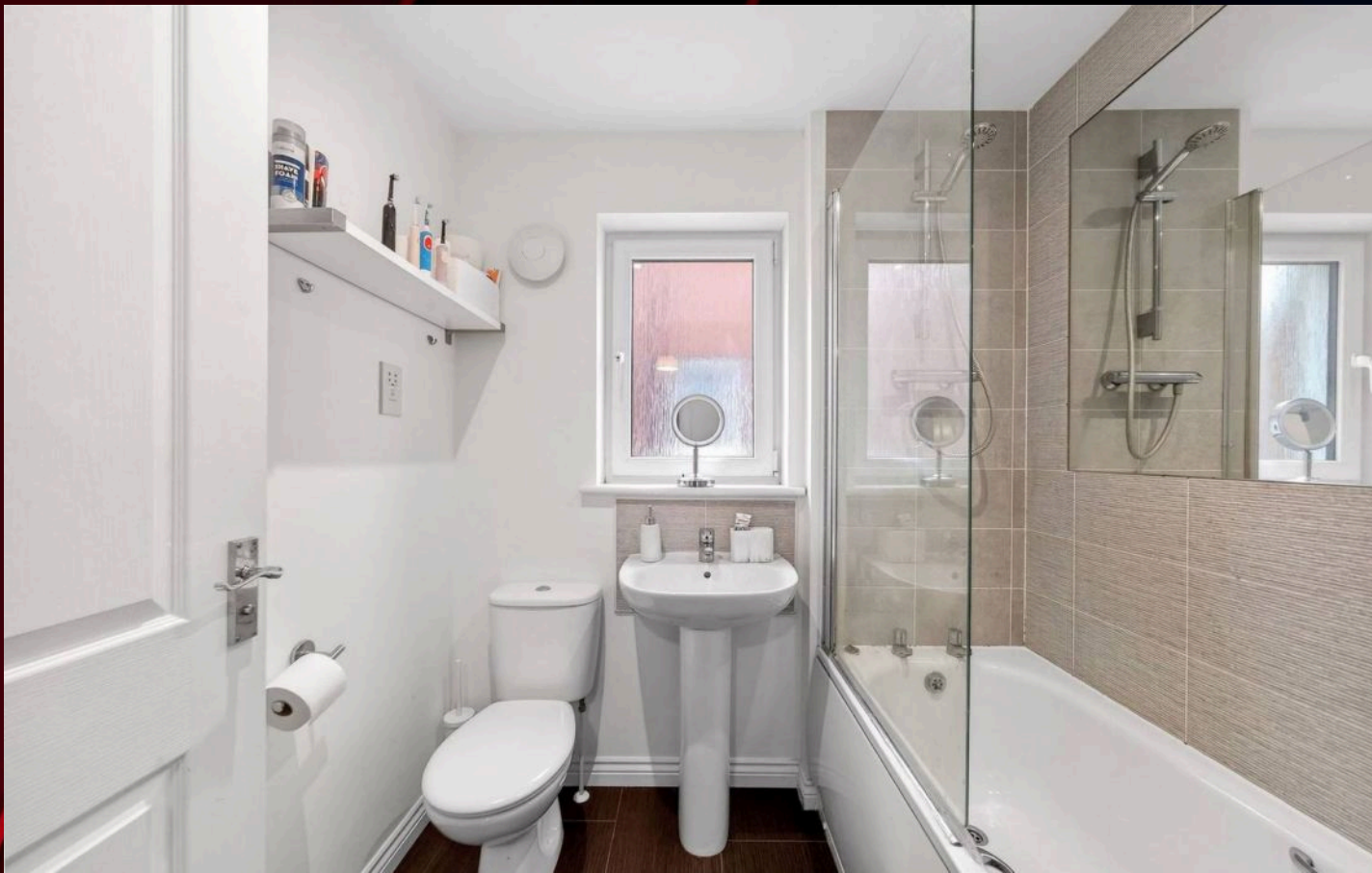
A well-proportioned second bedroom offering comfortable and versatile accommodation. A rear-facing window enjoys a pleasant outlook and allows plenty of natural light to fill the room. The space is finished with soft carpet flooring, a radiator for added comfort, and a central ceiling light. There is ample room for freestanding furniture, making it ideal as a guest room, child's bedroom.

Bedroom Three

10' 11" x 6' 3" (3.34m x 1.91m)

This versatile third bedroom offers flexible accommodation to suit a variety of needs, whether as a cosy nursery, a comfortable single bedroom, or a bright home office. The room is finished with soft carpet flooring, a central ceiling light, and a radiator for year-round comfort. Fresh, neutral décor enhances the light and airy feel, creating a welcoming space that's ready to personalise.





Bathroom

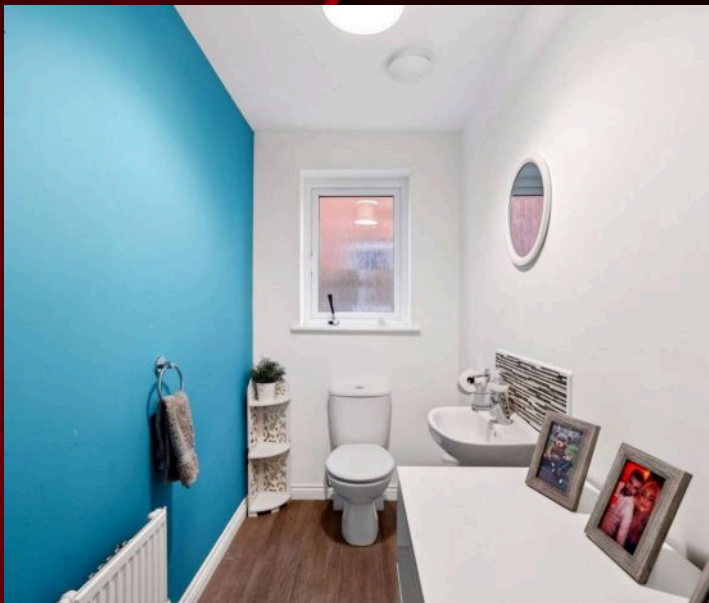
12' 5" x 6' 6" (3.79m x 1.97m)

A stylish and modern bathroom, beautifully presented with a side-facing opaque window that allows natural light in while maintaining privacy. The space is finished with practical vinyl flooring and contemporary ceiling spotlights, creating a bright and polished feel. A striking mirrored feature wall adds a touch of elegance and enhances the sense of space. The suite includes a bath with a mains-powered shower overhead and a sleek glass screen, along with a modern WC and wash hand basin fitted with a mixer tap. Splashback tiling completes the look, giving the room a clean, fresh, and sophisticated finish.

Cloakroom Wc

8' 2" x 4' 3" (2.50m x 1.29m)

A well-proportioned and conveniently located cloakroom WC, thoughtfully designed for everyday practicality. A side-facing opaque window allows natural light to filter in while maintaining privacy. The room features easy-care vinyl flooring, a central ceiling light, and a radiator for added comfort. Fitted with a modern white WC and a sleek white wash hand basin complete with a contemporary mixer tap, the space is finished with stylish splashback tiling that adds a clean and polished look.





FRONT GARDEN

front of the property has a neat lawn area for curb appeal and paving to the front door

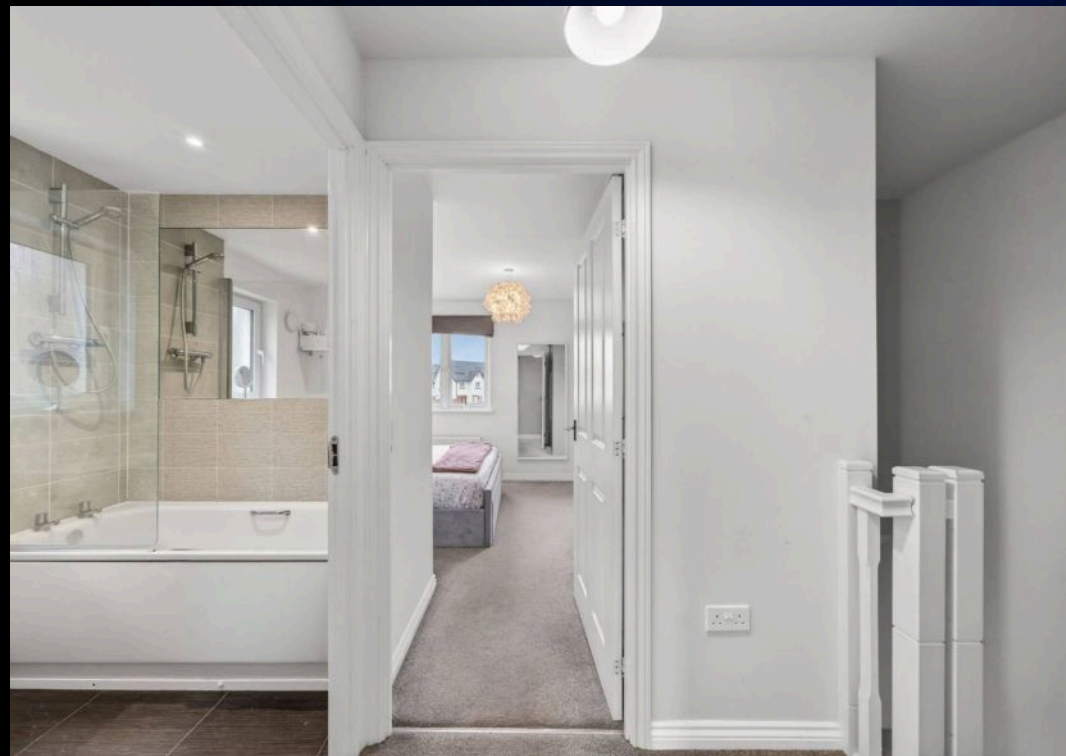
REAR GARDEN

A generous, fully enclosed rear garden with gated access provides both privacy and convenience. The space features a well-kept lawn and a border area with planters filled with shrubs and seasonal flowers, adding a splash of colour throughout the year. A paved patio area offers the perfect spot for outdoor dining or relaxing, complemented by an outdoor light for evening enjoyment. South-facing, the garden enjoys plenty of sunshine, making it a bright and inviting outdoor space.

ALLOCATED PARKING

1 Parking Space

This property benefits from an allocated, parking space conveniently situated adjacent to the rear of the home, offering both security and easy access.



47 Station View, Winchburgh, Broxburn, EH52 6WL

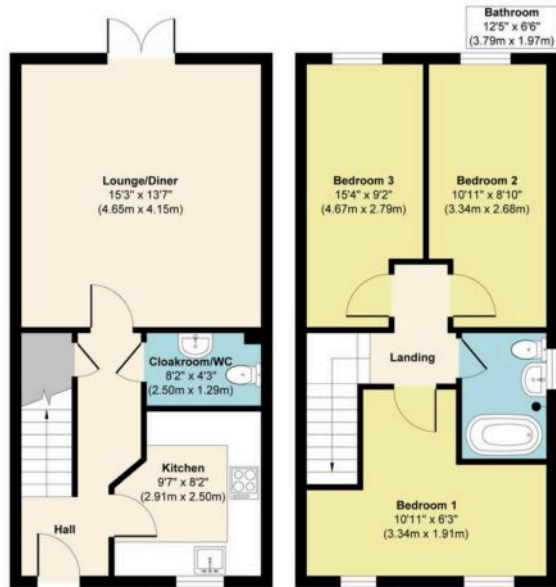


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	86

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	85	86

England, Scotland & Wales

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