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Solicitors and Estate Agents

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**BENNET WOOD TERRACE
WINCHBURGH, EH52 6TR**



OFFERS OVER £140,000

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BENNET WOOD TERRACE WINCHBURGH, EH52 6TR

Situated in an established area of Winchburgh and set back from the road, this spacious 3 bed upper flat enjoys an open outlook to the front and benefits from a garden and vegetable plot to the side.

Stairs at the side of the property lead to the door which gives access to the carpeted staircase which leads to the vestibule with a cupboard housing the boiler. The hall gives access to all the accommodation and has a cupboard housing the hot water tank and a hatch to the part-floored attic.

The spacious living room has twin windows to the front with leafy open aspects. The electric fire and surround and marble back and hearth are included in the sale but are not warranted.

The kitchen is fitted with wall and base units with 1.5 sink and drainer and co-ordinating worksurfaces. The gas cooker, washing machine and fridge/freezer are included in the sale but are not warranted. There is a shelved over stair cupboard and a window to the rear with leafy aspects.

Bedroom 1 is to the front and has ample space for freestanding furniture and a built-in wardrobe.

Bedroom 2 is to the rear and has ample space for freestanding furniture and a shelved linen cupboard.

Bedroom 3 is also to the rear with ample space for freestanding furniture and a shelved press.

The fully-tiled shower room completes the accommodation and is fitted with a 3-piece suite comprising wash hand basin, WC and corner shower cubicle with Mira Sport shower. Window to rear.

ACCOMMODATION

Vestibule
Hall
Living room
Fitted kitchen
3 double bedrooms
Shower room

Gas central heating, double glazing

GARDENS

There is a well-tended garden to the side of the property, bounded by a hedge and laid to lawn, with a pebbled area, seasonal planting and a small vegetable patch. The garden shed, greenhouse and summer house are included in the sale. A gate gives access to the lane at the rear.

Externally, there are 2 understair stores useful for the storage of bikes and garden equipment.

PARKING

Parking is on street.





EXTRAS

All fitted carpets, floor coverings, curtains, white goods as specified and the garden shed, summer house and greenhouse are included in the sale.

SITUATION

The expanding town of Winchburgh, which lies approximately 12 miles west of Edinburgh and 38 miles east of Glasgow, is currently undergoing a major building programme with the addition of new primary and secondary schools, Sainsbury's supermarket and a marina.

In addition to local shops, it has a regular bus service to Edinburgh and Linlithgow. The town of Linlithgow, 5 miles away, offers more extensive shopping facilities and enjoys a fast, frequent rail service to Edinburgh, Glasgow and Stirling and easy access to the M8 and M9 motorways and Edinburgh Airport.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

WHAT3WORDS

necklaces.mondays.hunches

OTHER

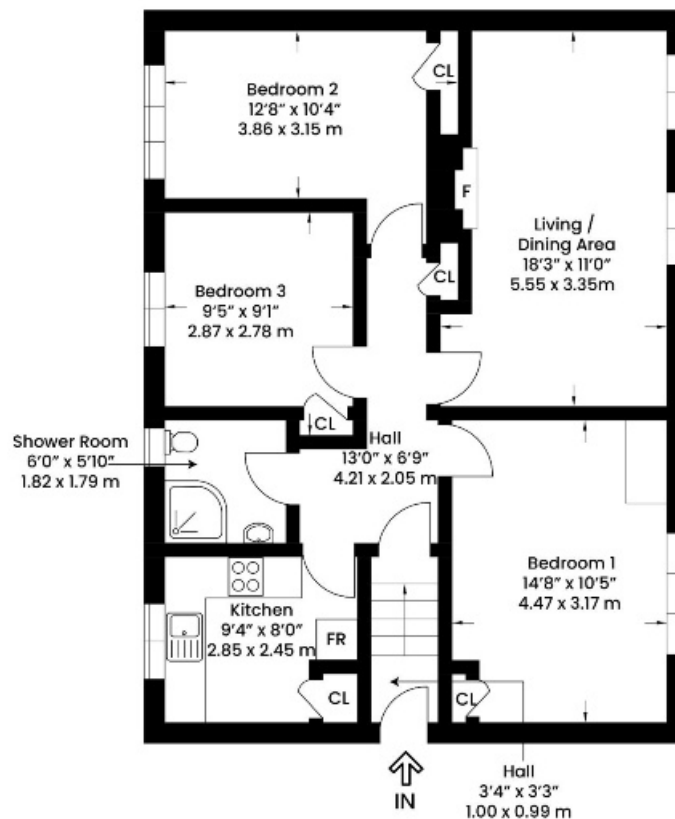
COUNCIL TAX BAND: A

These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through outboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D 110927)
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Peterkin & Kidd

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We can open doors for you

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