



26 Millgate, Winchburgh
£150,000



26 Millgate

Winchburgh, Broxburn

Spacious two-bed upper flat with off-road parking, private garden, large upper storage area with Velux windows and shower room (not approved as living space).

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Stairs & Landing

The property is accessed through a smart composite door, opening into a welcoming entrance hallway with useful space for coats, jackets and shoes. From here, stairs lead up to the main landing, providing access to the spacious lounge, kitchen/dining room, two bedrooms and the family bathroom. The landing also provides access to a second staircase, leading to a large storage room, offering excellent additional storage space and practical flexibility for the property.

Lounge

A lovely, bright and well-presented lounge offering a spacious and versatile living environment. The room benefits from a front-facing window, allowing plenty of natural light, along with attractive laminate flooring, a central ceiling light and radiator. There is ample space for a dining table and chairs, as well as a generous amount of room for freestanding furniture, making this a comfortable and adaptable reception space.

Kitchen/Diner

15' 3" x 10' 3" (4.66m x 3.13m)

A very well-equipped and generously proportioned kitchen/diner, enjoying plenty of natural light from two windows. The kitchen features a double Belfast-style ceramic sink with mixer tap, a freestanding washing machine, tumble dryer, dishwasher and American-style fridge/freezer, all of which are to be gifted by the current owner. There is a good range of storage cupboards, together with an integrated gas five-ring hob, electric extractor fan and complementary splashback tiling. Vinyl flooring provides a practical finish, while the generous proportions of the room allow ample space for a dining table and chairs, creating an excellent sociable and functional kitchen/dining space.





Bedroom One

11' 4" x 11' 1" (3.45m x 3.38m)

A bright and well-presented bedroom enjoying a pleasant rear-facing aspect through a good-sized window, allowing plenty of natural light into the room. The bedroom benefits from attractive, easy-to-maintain vinyl flooring, a central ceiling light and radiator, while a superb range of wall-to-wall fitted wardrobes provides excellent storage and complements the generous proportions of the room.

Bedroom Two

11' 3" x 10' 0" (3.42m x 3.04m)

A lovely, bright and well-presented double bedroom enjoying a pleasant rear-facing aspect through a good-sized window, allowing plenty of natural light into the room. The room features attractive laminate flooring, a central ceiling light and a useful storage cupboard, providing practical additional storage. Currently presented as a beauty room, this versatile space would make an excellent double bedroom, home office or dressing room, depending on the new owner's requirements.

Bathroom

7' 10" x 4' 10" (2.39m x 1.48m)

A well-presented family bathroom featuring attractive splashback tiling and complementary tiled flooring. The room benefits from a rear-facing window, providing plenty of natural light, along with a chrome heated towel rail and recessed spotlights. There is a modern WC and wash hand basin with useful under-sink storage, complemented by a panelled bath with a convenient shower handset, creating a practical and comfortable bathroom space.





Second Stairs & Landing

A second staircase and landing lead up to the impressive, generously sized storage room. The staircase benefits from a front-facing window, allowing natural light to brighten the space, together with a radiator. The landing provides a practical and pleasant approach to the substantial storage area beyond.

Storage Room

13' 5" x 15' 11" (4.08m x 4.84m)

A particularly generous and versatile upper-level storage area, offering excellent additional space and benefiting from Velux windows which allow plenty of natural light into the room, together with carpet flooring. The space also benefits from a separate shower room comprising a walk-in shower cubicle, WC and wash hand basin, along with a radiator. Please note that no planning permission or formal approval has been obtained for the conversion of this area into habitable accommodation, and it is therefore being offered and described as storage space only. This useful area provides substantial additional storage and ancillary facilities, offering excellent flexibility for the new owner.





REAR GARDEN

A lovely, well-proportioned rear garden offering a good degree of privacy. The garden is fully enclosed and features a generous lawned area, complemented by an attractive decking area, ideal for outdoor seating and entertaining. Mature shrubs and established planting provide a pleasant natural backdrop and enhance the feeling of privacy. The property also benefits from access to a useful communal drying area.

OFF STREET

1 Parking Space

A fantastic benefit of the property is the off-street parking, conveniently located to the side of the property and providing valuable private parking.



26 Millgate, Winchburgh, Broxburn, EH52 6TZ



First Floor
Approximate Floor Area
793 sq. ft
(73.69 sq. m)

Loft
Approximate Floor Area
367 sq. ft
(34.18 sq. m)

Approx. Gross Internal Floor Area 1160 sq. ft / 107.87 sq. m

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	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



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