



31 Hillend View, Winchburgh

Offers Over **£294,000**



31 Hillend View

Winchburgh, Broxburn

Modern 3-bed semi in Winchburgh with open-plan living, en-suite, EV charger, off-street parking, and private west-facing garden backing onto open farmland. Ideal for families or downsizers.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 3 Bed semi Detached, Primary En-suite, Gas central heating, Kitchen/Dining/Family Room, North West facing large rear Garden. Ev electric charging point, Off street parking for 2 cars



Hallway

14' 1" x 6' 8" (4.30m x 2.03m)

Welcoming entrance hallway with grey vinyl flooring flowing through into the kitchen, neutral carpeted staircase to the upper level, radiator, spotlights, useful under-stairs storage cupboard, services access hatch and alarm system ready for take-over.

Lounge

13' 9" x 10' 0" (4.20m x 3.04m)

To the front of the home, the bright and comfortable living room enjoys a large window allowing excellent natural light. Finished with wooden laminate flooring, a contemporary light fitting and radiator, this space is perfect for relaxing or entertaining.

Kitchen /Dining /Family

10' 2" x 26' 1" (3.10m x 7.94m)

The spacious kitchen dining & family room spans the full width of the rear of the house and forms the heart of the home. With two rear-facing windows and patio doors opening directly to the garden, this area is ideal for family life and social gatherings. The modern fitted kitchen includes a gas hob, electric oven plus additional smaller oven, integrated fridge freezer and dishwasher, pull-out pantry, breakfast bar and ample space for a dining table. The boiler is housed within the kitchen, with grey vinyl tiled flooring, two radiators and attractive lighting completing the space.

Rear Hall Way

7' 10" x 3' 5" (2.40m x 1.05m)

Entered from the family room the rear hall hosts access to a convenient downstairs WC and a highly useful utility cupboard housing the washing machine and tumble dryer, with space for coat storage and the electric meter.

Utility cupboard

4' 5" x 2' 7" (1.35m x 0.80m)

A convenient utility cupboard within the rear hall has space for a stacked washing machine and tumble dryer.

Landing





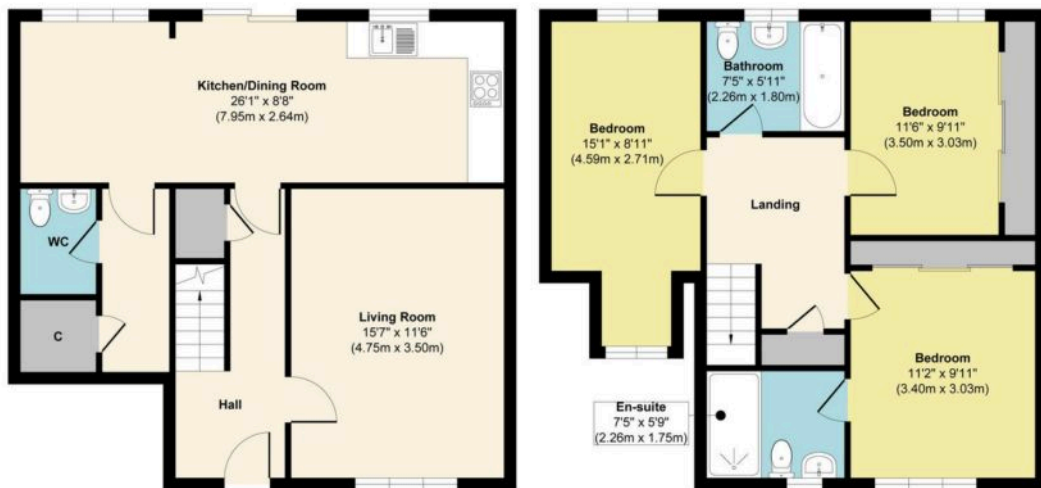
REAR GARDEN

Fully enclosed north west-facing rear garden enjoying sun for most of the day. Featuring a patio area, lawn, planted borders, garden shed and side gate for easy bin access. backing onto neighbouring farmland with no overlooking properties.

FRONT GARDEN

The property is approached via a monoblocked driveway providing off-street parking for 2 cars and incorporating an electric vehicle charging point. In addition, there is a neatly maintained grassed area with established shrubs, along with gated access to the rear garden, offering convenient passage for bins.





Ground Floor
Approximate Floor Area
593 sq. ft
(55.10 sq. m)

First Floor
Approximate Floor Area
563 sq. ft
(52.29 sq. m)

Approx. Gross Internal Floor Area 1156 sq. ft / 107.39 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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