

21 Miller Street, Winchburgh

Offers Over £220,000



21 Miller Street

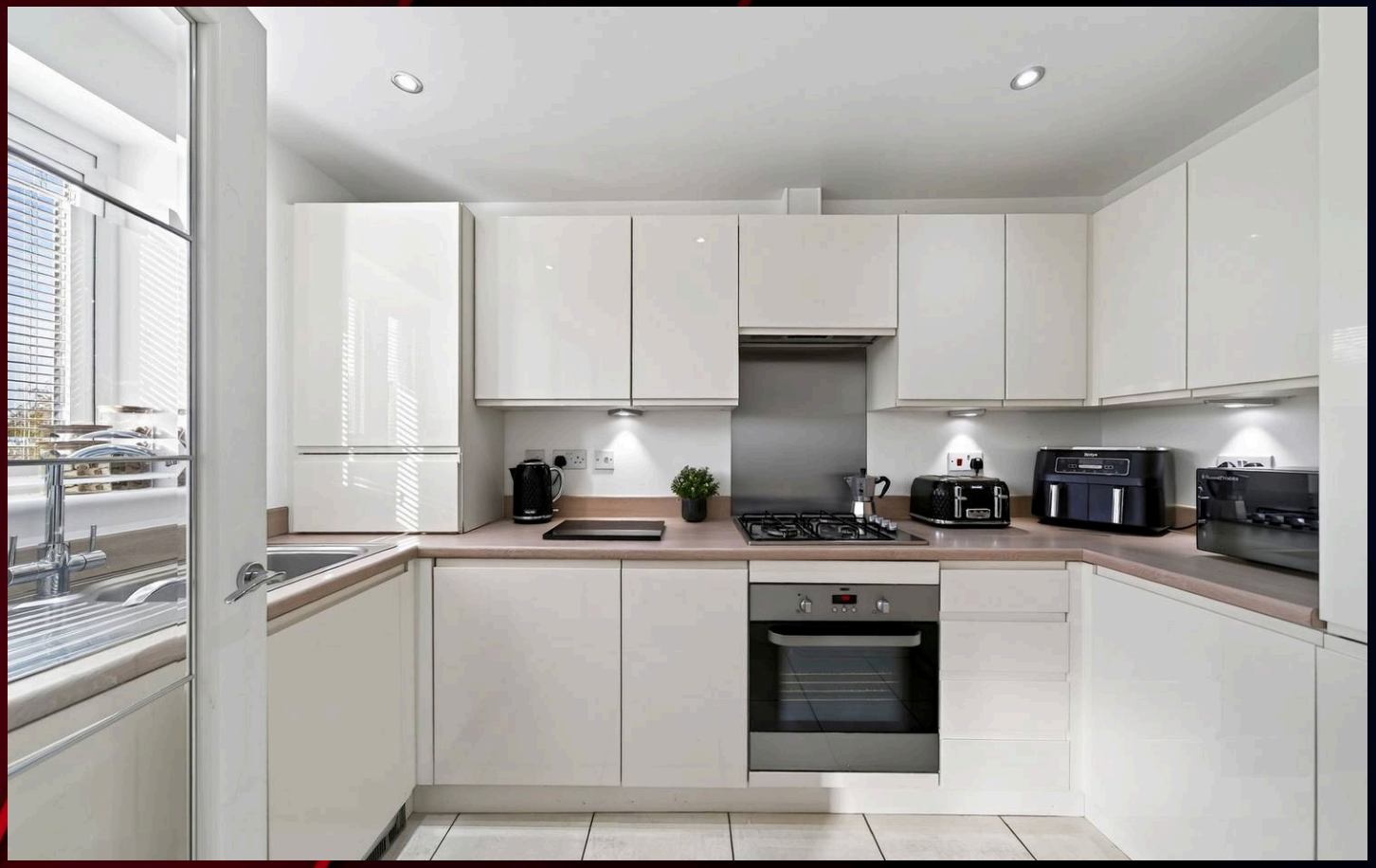
Winchburgh, Broxburn

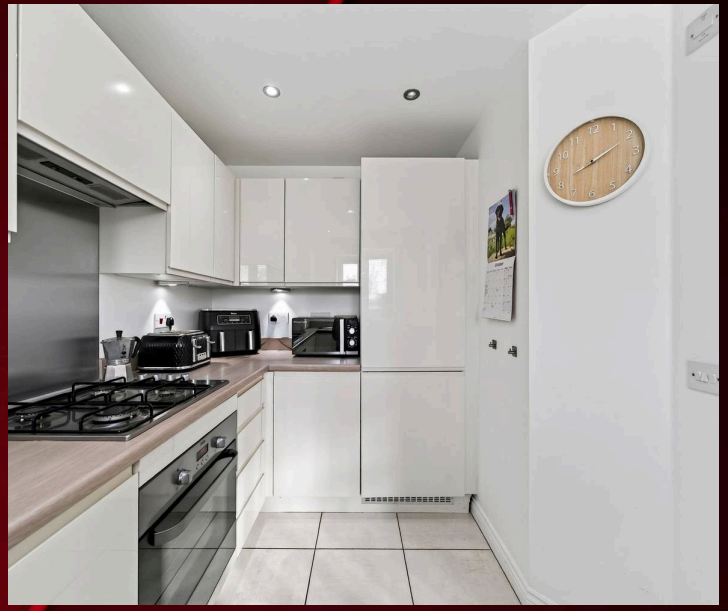
Spacious two bedroom semi-detached house with modern décor, fitted kitchen, bright lounge with French doors, stylish bedrooms, contemporary bathroom, and ample storage. Ideal for modern living.
Council Tax band: D

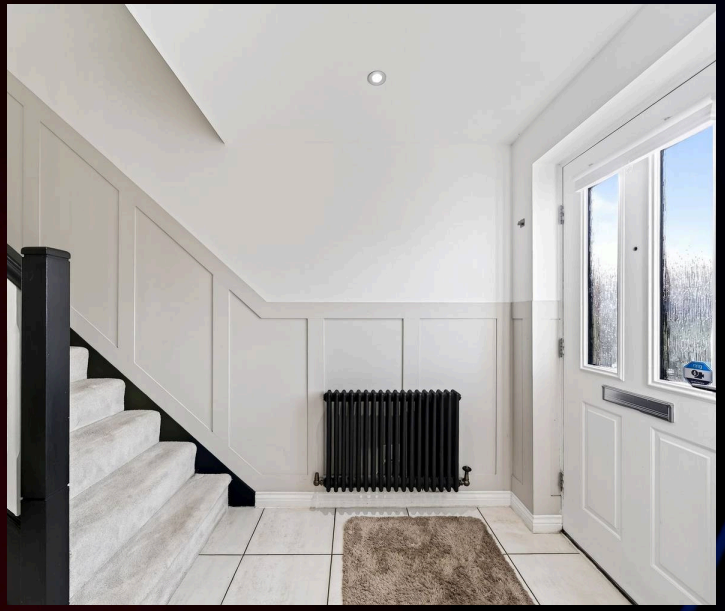
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Hallway

The property is entered via a half-glazed front door into a welcoming hallway, featuring white-painted walls complemented by modern, neutral-toned half-height wall panelling. Further benefits include a contemporary black cast-iron radiator, ceiling spotlights and attractive cream ceramic floor tiles. A useful under-stair storage cupboard provides practical storage space. Separate modern fully glazed doors lead to the lounge and kitchen, while a further door provides access to the WC. A staircase leads to the upper level.

Kitchen

8' 11" x 6' 9" (2.73m x 2.06m)

The kitchen is both modern and practical, offering a range of neutral gloss-finish wall and base units, complemented by light beech-effect laminate worktops that provide ample preparation space. Integrated appliances include a washer/dryer, dishwasher and fridge/freezer, alongside a stainless steel gas hob and electric oven. A front-facing window with white Venetian blinds provides natural light, while ceiling spotlights ensure good illumination. White-painted walls, a stainless steel splashback and easy-to-maintain cream ceramic floor tiles complete this bright, functional and contemporary space.







Lounge

11' 4" x 13' 0" (3.45m x 3.97m)

A bright and spacious lounge offering a wonderful balance of comfort and style, creating a warm and welcoming atmosphere that feels both airy and homely. The room features crisp white painted walls, soft cream carpeting and an attractive chrome feature ceiling light. A radiator provides warmth, while French doors open directly onto the rear garden, allowing plenty of natural light to flood the space and creating a lovely connection between indoor and outdoor living. An inviting room, perfect for relaxing with family or entertaining guests.

WC

4' 0" x 5' 11" (1.23m x 1.80m)

A stylish and well-presented WC, finished in a modern, neutral colour palette. The white suite comprises a wash hand basin with chrome mixer tap and matching WC. Neutral ceramic wall tiles extend to half height, with a feature tile to one wall adding a decorative touch, complemented by white painted walls and cream ceramic floor tiles. Further benefits include a side-facing window, allowing for natural light and ventilation, ceiling spotlights and a radiator. The coordinated finishes create a fresh, contemporary feel while remaining timeless and easy to maintain.







Bedroom One

11' 5" x 10' 9" (3.49m x 3.27m)

A generously proportioned double bedroom, offering a wonderful sense of space and an abundance of natural light from the large rear-facing window. The room is finished with crisp white painted walls, complemented by stylish neutral painted wall panelling extending three-quarters of the way up one wall, creating an elegant feature. Soft cream carpeting adds warmth and comfort, while ceiling spotlights provide a contemporary finishing touch. A radiator is positioned beneath the window, and a full wall of floor-to-ceiling fitted wardrobes offers excellent built-in storage. A bright, spacious and beautifully presented bedroom, combining practical storage with a stylish, modern aesthetic.







Bedroom Two

8' 1" x 10' 10" (2.47m x 3.29m)

A bright and well-proportioned double bedroom, enjoying excellent natural daylight from the front-facing window. The room features crisp white painted walls, complemented by stylish feature wall panelling extending three-quarters of the way up one wall, adding a touch of contemporary elegance. Cream carpeting provides a soft, neutral finish, while ceiling spotlights enhance the modern feel. A radiator is conveniently positioned beneath the window, and fitted double mirrored wardrobes offer practical storage whilst helping to maximise the sense of light and space. A welcoming and stylish bedroom, ideal for family members or guests.

Bathroom

6' 10" x 5' 8" (2.09m x 1.73m)

A spacious, light and contemporary bathroom, finished in neutral tones to create a fresh and stylish feel. The walls are fully tiled from floor to ceiling in neutral ceramic tiles, complemented by ceramic floor tiling for a coordinated and easy-to-maintain finish. The suite comprises a white bath with chrome mixer tap and shower, complete with a sleek glass shower screen. A side-facing window allows natural light to fill the room, while ceiling spotlights enhance the modern finish. A radiator provides additional comfort, completing this bright and well-presented bathroom.



Front Garden

The front garden offers an attractive, low-maintenance approach to the property, featuring a neat boundary hedge, a mono-block pathway leading to the front entrance and an area of artificial grass. Enjoying a beautiful outlook to the front, the garden provides a peaceful and welcoming setting. Further practical benefits include hot and cold water taps and two external electrical sockets, adding convenience for everyday use and outdoor maintenance.

Rear Garden

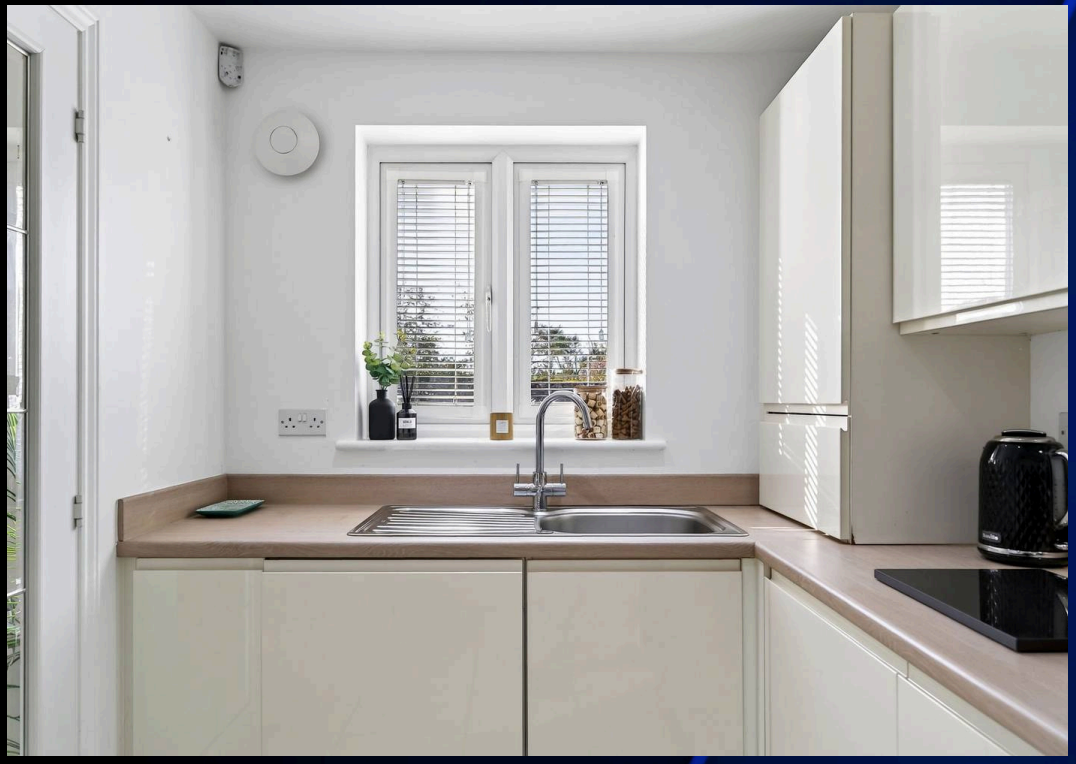
Accessed directly from the lounge via French doors, the fully enclosed rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. A patio area provides the ideal spot for outdoor dining and entertaining, while a decking area to the rear offers a lovely setting for relaxing and enjoying warm summer evenings. An artificial grass area provides a neat finish, complemented by decorative stone sections to either side. A cold water tap is also fitted for added convenience. A delightful outdoor space, perfect for enjoying the warmer months with family and friends.

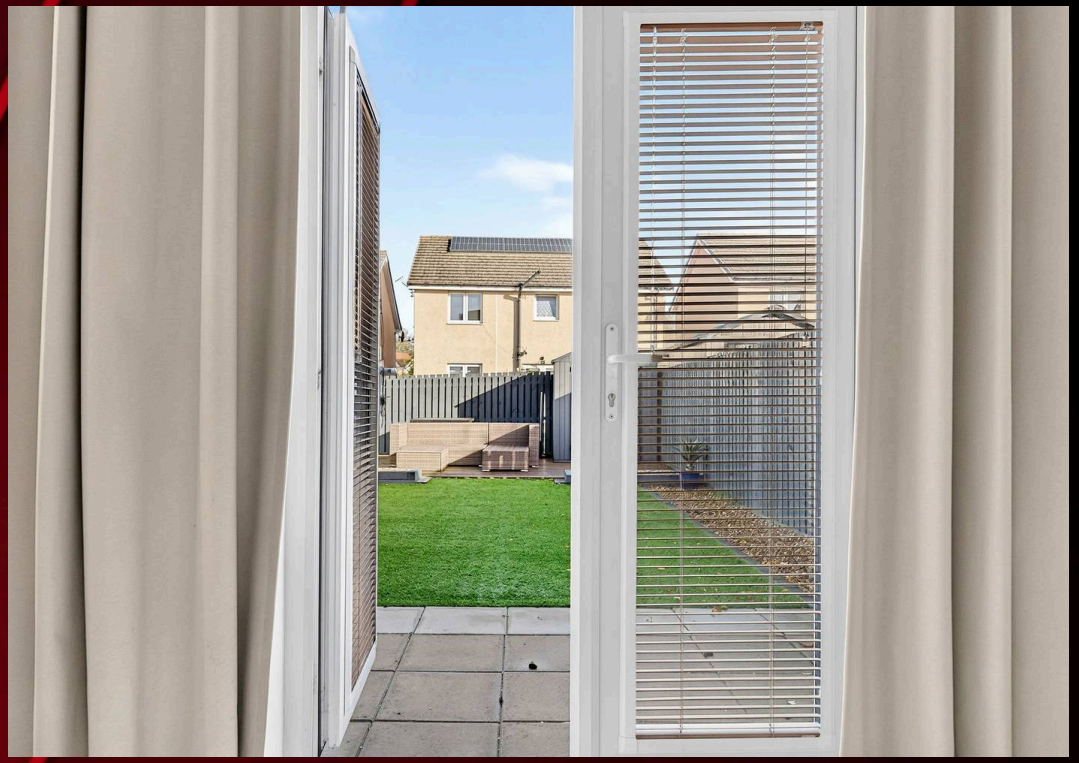
ALLOCATED PARKING

1 Parking Space

One allocated parking space to front of property



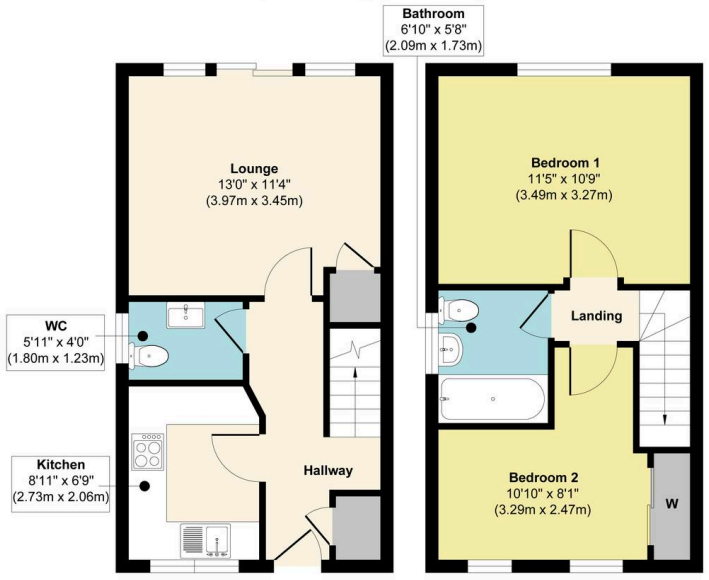






RE/MAX ESTATES

21 Miller Street, Winchburgh, Broxburn, EH52 6WP



Ground Floor
Approximate Floor Area
325 sq. ft
(30.21 sq. m)

First Floor
Approximate Floor Area
325 sq. ft
(30.21 sq. m)

Approx. Gross Internal Floor Area 650 sq. ft / 60.42 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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