

Peterkin & Kidd

Solicitors and Estate Agents

47

DUNN PLACE
WINCHBURGH, EH52 6UH



OFFERS OVER £178,000

47

DUNN PLACE WINCHBURGH, EH52 6UH

Situated in an established area of Winchburgh, this spacious end terrace property enjoys an open outlook to the rear and benefits from a garage and driveway. It is laid out over 2 floors with well-maintained gardens to the front and rear.

The entrance door with glazed panel, leads to the vestibule and hall with access to the ground floor accommodation. A carpeted staircase leads to the upper floor.

The well-proportioned living room is to the front with space for freestanding furniture and has a gas fire with tiled fireplace.

Sliding doors lead to the breakfasting kitchen which is fitted with cream gloss wall and base units with 1.5 stainless steel sink and drainer and co-ordinating worksurfaces. The ceramic hob, oven and grill are included in the sale but are not warranted. Adjacent to the kitchen there is a pantry and utility area with wall and base units, integrated fridge/freezer and the washing machine and tumble dryer which are included in the sale but are not warranted. A door leads to the rear garden.

The fully tiled shower room completes the ground floor accommodation and is fitted with a recessed wash hand basin, WC and shower cubicle with Mira Sport shower. Window to rear.

The upper hall has a window to the front, 3 bedrooms and a useful 2-piece cloaks/WC.

Bedroom 1 is situated to the front of the property with space for freestanding furniture, a wall of built-in wardrobes and a window offering open aspects.

The second double bedroom is to the rear of the property with open aspects and ample space for freestanding furniture.

Bedroom 3 is a further double bedroom to the rear which has space for freestanding furniture, built-in mirror doored wardrobes and a window offering open views.

The cloaks/WC is fitted with a 2 piece suite comprising wash hand basin and WC.

ACCOMMODATION

Vestibule, hall
Living room
Breakfasting kitchen, pantry / utility room
3 double bedrooms
Shower room, cloaks/WC

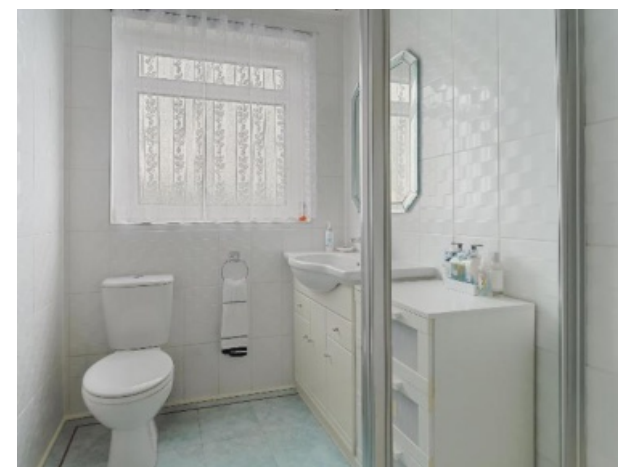
Gas central heating, double glazing

GARDENS

There are well-tended gardens to the front, side and rear of the property. The front garden is laid to lawn with shrub planting. There is a further area of lawn to the side. The rear garden has a paved area, a lawn and colourful, seasonal flower beds. The garden shed is included in the sale.

GARAGE

There is a timber garage to the side of the property together with a driveway providing off-street parking.





EXTRAS

All fitted carpets, floor coverings, curtains, blinds, white goods as specified and the garden shed are included in the sale. The furniture can be available separately.

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.

OTHER

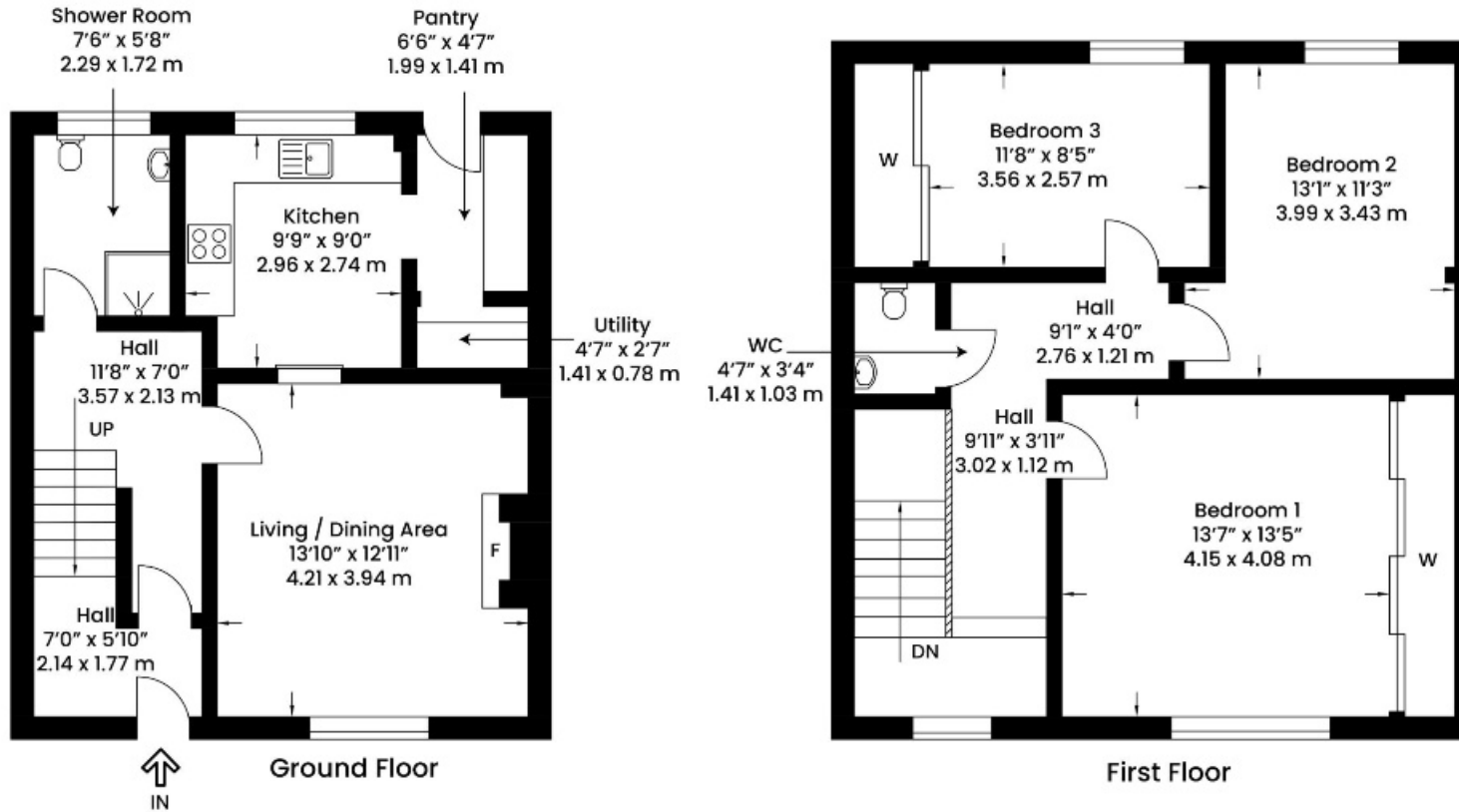
COUNCIL TAX BAND: B

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.



vistaBee

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 cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2025

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