



32 Oakbank Place, Winchburgh, EH52 6RG
THREE BEDROOM MID-TERRACED VILLA



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Winchburgh is located to the West of Edinburgh and is within easy travelling distance of Edinburgh City Centre. It is approximately 10 minutes drive from the historic town of Linlithgow with its palace, loch and canal offering a choice of local amenities including shops, schools, swimming/leisure centre and several pubs and restaurants. Linlithgow is convenient for the M8/M9 motorway link offering access to Edinburgh Airport, Linlithgow benefits from a mainline station offering commuting to Glasgow, Edinburgh and the Central Belt.

A charming three bedroom mid terraced cottage situated in the desirable village of Winchburgh, ideally placed for local amenities including shopping and transport links. The property benefits from spacious rooms, double glazing and gas central heating. Early viewing is recommended.

Entrance to the property is through a welcoming hallway which provides access to all accommodation including a good sized storage cupboard. Situated to the front of the property are two well proportioned bedrooms. The freestanding wardrobes in bedroom two are included in the sale. The bathroom is fitted with a white three piece suite comprising bath with mixer shower, WC and wash hand basin. Overlooking the rear garden is the master bedroom and this spacious room offers excellent space for a bed and freestanding furniture.

Situated to the rear of the property is the bright, tastefully decorated lounge with space for both living and dining furniture. The wall mounted electric fire provides a focal point to this comfortable room. Access to the kitchen which is fitted with a range of base and wall mounted units, contrasting work surfaces and tiled splashback. Space for fridge/freezer, washing machine and cooker. Direct access to the rear garden.

Externally the property enjoys a South facing, enclosed garden which has been paved and chipped for low maintenance. On street parking available to the front of the property.

PROPERTY FACTS

Home Report Valuation: £130,000

EPC Rating: D

Council Tax Band: C

Heating: Gas Central Heating

Double Glazing: Throughout

Included in Sale: All floor coverings, blinds, light fittings and freestanding wardrobes to bedroom two.

VIEWING: Contact RGM on 01506 847070.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.