



RE/MAX PROPERTY



**51 Millgate, Winchburgh, Broxburn,
West Lothian, EH52 6UA**



Winchburgh is a charming town, situated approximately 10 miles west of Edinburgh, it offers a unique blend of rural tranquillity and easy access to urban amenities. Winchburgh is known for its picturesque countryside, including scenic views of the Union Canal and nearby Almondell and Calderwood Country Park. The town has a rich history, with historical landmarks like Niddry Castle and the Winchburgh Parish Church adding character to the area. In recent years, Winchburgh has seen growth and development, with new housing developments, schools, and amenities making it an increasingly popular place to live. The new sports and recreation facilities can be easily enjoyed. It also boasts good transportation links, including the new access road direct to the M9 and Edinburgh International Airport nearby, making it convenient for commuters to Edinburgh and other nearby towns. Further supermarkets, sporting facilities and restaurants can be found in nearby in Kirkliston and Broxburn.

Front Approach

A gated wooden fence welcomes you from the street into the garden, which has a path running from the gate to the door surrounded by grass. There is space for potential addition of off-street parking.

Entrance Hallway

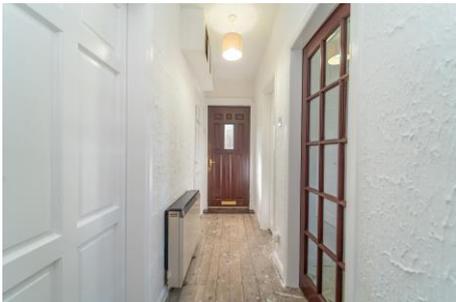
Entry to the property is through a wooden door at the side of the property, sporting a central glazed fogged glass panel. The hallway itself has floorboards to the floor, with neutral white walls. There is a large storage cupboard beside the front door, a smaller cupboard overhead houses the fuse board. There is also a smoke detector, ceiling light, a storage heater, and a power point.

Bathroom 1.506m x 1.711 (04'11" x 05'07")

This lovely room is finished with neutral white paint to the walls, and behind the white pedestal sink, close-coupled toilet, and bath, there are neutral easy-wipe shower panels. The bath is equipped with a mains shower above, while the floor is finished with a dark vinyl. The room is lit by a ceiling light, as well as a window to the side of the property.

Kitchen 3.312m x 1.773m widening to 3.556m (10'10" x 05'09" - 11'08")

This spacious kitchen is finished with white paint to the walls, while the floor is concrete and remaining vinyl tiles. There is an abundance of neutral cabinets to both the wall and floor, with an integrated electric oven and 4-ring hob, with an overhead extractor. There is also a white 1 ½ sink with a drainer, backed by a window to the front of the property, which lights the room along with the ceiling light. The countertop is in dark laminate, while the room is also equipped with power points, a smoke/heat detector, and a storage cupboard which houses the emersion tank.



Lounge 3.464m x 4.602m (11'04" x 15'01")

The lounge, which is lit by a large window to the front of the property as well as a ceiling light, is finished with neutral white paint to the walls and has floorboards. There is a fireplace present, which could easily fit into a modern, upgraded property, or be removed. Power points and a storage heater are also present.

Bedroom 1 3.512m x 3.384m (11'06" x 11'01")

This lovely room is finished with neutral paint to the walls, with floorboards covering the floor. There is a window to the rear of the property that brightens the room along with the ceiling light. Power points and a storage heater complete the room.

Bedroom 2 2.726m x 3.492m (08'11" x 11'05")

This bedroom is finished with a neutral paint to the walls, as well as floorboards to the floor. This bedroom is also brightened by a window to the rear as well as the present ceiling light. Power points, a storage heater, and a large built-in wardrobe finish the room off nicely.

Rear Garden

The rear garden is laid to lawn throughout, with both half and full height fencing and some hedging around the boundaries. Clothes lines are present, as well as a path running up the side of the property.

Additional Items

Tenure: Freehold. Council Tax Band: A.

All fitted floor coverings, window blinds and kitchen items mentioned are included in the sale. This property is sold as seen. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. Please note that some of the photographs have been digitally enhanced.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960996670.

OFFERS

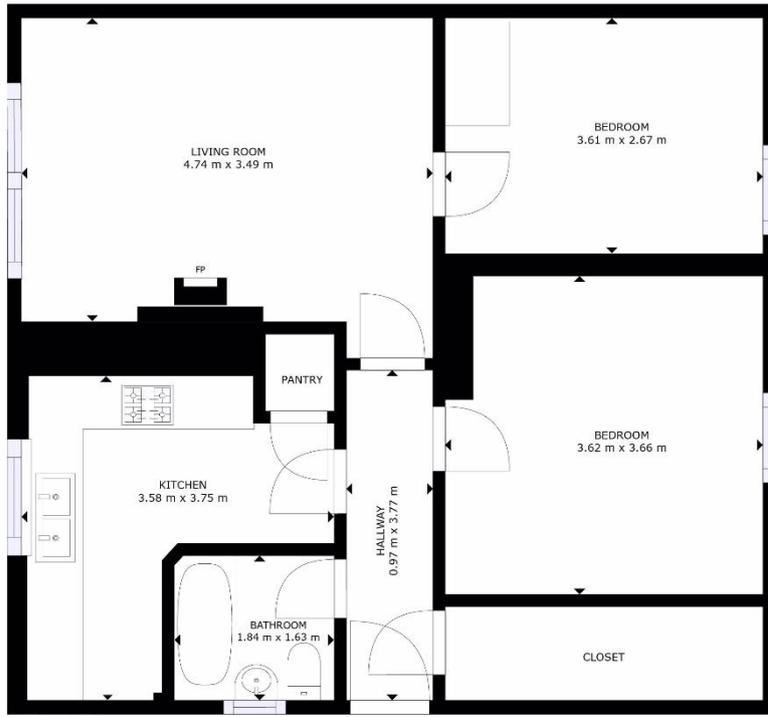
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			75
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland	EU Directive 2002/91/EC		

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



Sharon Campbell
07960 996670

sharoncampbell@remax-livingston.net

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RE/MAX House, Fairbairn Road, Livingston, EH54 6TS
T: 01506 418555 F: 01506 418899 E: info@remax-livingston.net

www.remax-livingston.net