



RE/MAX PROPERTY



Main Street, Winchburgh,
West Lothian, EH52 6RT



*****RARELY AVAILABLE*****
*****IMMACULATE, ONE BEDROOM, STUDIO FLAT*****

Janice Bennie and RE/MAX Property are delighted to offer to the market this well presented lower, one bedroom, studio flat in Main Street, Winchburgh. The property consists of Entrance Hallway, Newly Fitted Kitch/Lounge Area, Bathroom and Double Bedroom. The property has been recently decorated and upgraded throughout to a high standard and benefits from gas central heating, recently fitted combi boiler and double glazing, with ample on-street parking.

Winchburgh offers local shopping facilities with additional amenities to be found at the nearby Kirkliston and Broxburn, including excellent sporting and recreational facilities. Winchburgh has its own primary school, with secondary schooling available at Linlithgow Academy and 3 new schools due to be built this year. An efficient public transport network operates throughout the town, into Edinburgh and throughout West Lothian. The city bypass and main motorway networks are also within easy reach. Winchburgh benefits from being close to the airport and has a nearby train station situated in Linlithgow which is ideal for all types of commuters. The Home Report can be downloaded from our website.

- Entrance Hallway
- Bright Spacious Kitchen/Lounge Area
 - Modern Fitted Kitchen
 - Double Bedroom
 - Good Sized Bathroom
 - Ground Floor



Entrance Hallway

3' 6" x 6' 5" (1.07m x 1.96m)

Enter via the wooden composite door with a featured glass panel into the hall where access can be gained to the kitchen/lounge area, bathroom and bedroom. This area is served with a centre light, laminate flooring, and wall mounted radiator.



Kitchen/Lounge Area

14' 11" x 10' 11" (4.55m x 3.34m)

The kitchen area is exceptionally well-appointed with a wide range of modern white high gloss cabinetry complimented by attractive worktops providing plentiful workspace. There are several integrated appliances including an electric fan oven & hob with complimenting splashback and extractor hood. The Lounge area has a superb space to allow for various sofa/armchair configurations and has a wall mounted t.v. point is flooded with light from the large window to the front of the property allowing for more effective use of the floor space. There is wood effect laminate flooring, downlighting, a wall mounted radiator and ample power points.



Bathroom

6' 9" x 7' 9" (2.06m x 2.35m)

This spacious bathroom has a three-piece suite comprising: a crisp white bath tub with overhead electric shower with glass screen, sink with pedestal and W.C. There are complimenting tiled walls accompanied by a UPVC ceiling with inset downlights and a chrome heated towel rail and wood effect vinyl floor covering to finish off this room.

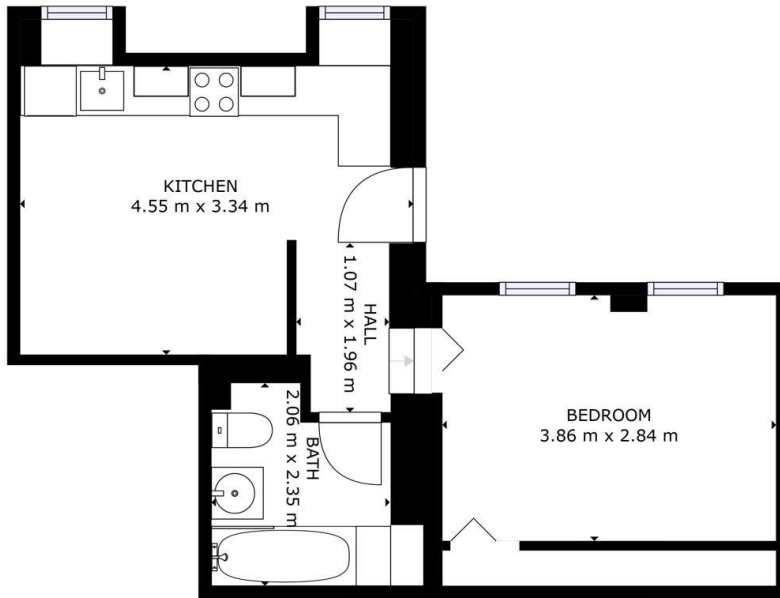
Bedroom

12' 8" x 9' 4" (3.86m x 2.84m)

This bedroom benefits from neutral décor and built-in storage/wardrobe leaving ample capacity for additional free standing furniture formations. With two large windows, this bright room basks in the copious natural light which floods in. The room has wood effect laminate flooring, a centre light, numerous power points and a wall mounted radiator.







| Energy Efficiency Rating | | Current | Potential |
|--|--|--------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 74 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| Scotland | | EU Directive | |

| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|--------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 69 | 77 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| Scotland | | EU Directive | |



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.

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