

4 Greendykes Road, Broxburn, EH52 5AG

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## 65 Castle Terrace, Winchburgh, West Lothian EH52 6RH Offers Over £148,000

Knightbain are pleased to bring to market this good sized 3 Bedroom Terraced Cottage which is in need of some upgrading but offers tremendous potential. The spacious accommodation comprises three double bedrooms, a good sized living/dining room, kitchen and shower room, and ample loft space which many others have converted into extra bedrooms.

The new village of Winchburgh is growing in popularity every day with Auldcathie Park opening shortly, and a marina, shops, secondary schools and a new primary school in the near future. Also there will be a railway station and a new junction onto the M9 motorway. There are two well respected primary schools already in the village. It is right next to some of West Lothian's most beautiful countryside. It is also within easy reach of Linlithgow and offers an easy commute to Edinburgh.

- Three Bedrooms
- Deceptively spacious
- Gas central heating
- EPC - E
- In need of upgrading
- New village location
- Close to primary school
- Investor opportunity
- Low maintenance garden
- Tremendous potential

**Hall**

Access through timber door with opaque glazed insets. Doors to lounge/dining room, bedrooms, shower room and shelved cupboard. Hatch to loft. Radiator.

**Lounge/Dining Room**

16" x 14'10" at widest (4.88m x 4.52m at widest)

Spacious L-shaped sitting/dining room with rear facing window and roller blind. Glazed door to kitchen. Gas fire, radiator.

**Kitchen**

15'9" x 6' (4.80m x 1.83m)

In need of upgrading. Shelved cupboards. Two windows. Timber door with opaque glazed inset.

**Bedroom One**

13'2" x 11'1" (4.01m x 3.38m)

Double bedroom with rear facing window. Radiator.

**Bedroom Two**

11' 9" x 10'10" (3.35m 2.74m x 3.30m)

Another double bedroom with front facing window. Radiator.

**Bedroom Three**

1'1" x 7'2" (0.33m x 2.18m)

Third double bedroom with front facing window. Radiator.

**Shower Room**

Fitted with double shower cubicle, pedestal wash hand basin and mixer tap and dual flush WC. Wall and ceiling clad, downlighters. Extractor fan.

**Gardens**

Small easily maintained gardens to front and rear.





Whilst every attempt has been made to ensure the accuracy of the floor plan, contained rights, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. Prospective purchasers are advised to make their own enquiries.

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

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

**KnightBain not only offer estate agency and lettings services but Conveyancing and Financial Advice**

*These particulars, whilst carefully prepared, are not warranted.*

*Prospective purchasers should make their own enquiries to confirm the details of this property.*

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