

4 Greendykes Road, Broxburn, EH52 5AG

Tel: 01506 852000

info@knightbain.co.uk

www.knightbain.co.uk



3 Loch Trool Way, Whitburn, West Lothian EH47 0RN Offers Over £84,000

Spacious and airy three double bedroom maisonette arranged over first and second floors presented in walk-in condition. The property benefits from fitted kitchen/dining room, modern bathroom, new carpets in two of the bedrooms and hall, lots of storage, garden to side with hut, gas central heating and UPVC double glazed windows and door.

Walking distance to the town centre, nursery, primary and secondary schools. A short drive to the M8 motorway connecting Edinburgh and Glasgow. EPC - D

- Three Double Bedrooms
- UPVC double glazing
- Open views to rear
- EPC - D
- Fitted Kitchen/Dining Room
- Gas Central Heating
- New carpets in two bedrooms and hall
- Light and airy
- Close to town centre, schools and motorway
- Garden with shed to side

Hall

Access through UPVC/opaque double glazed door into welcoming hallway. Doors to bathroom, lounge, downstairs bedroom and two walk-in cupboards. New carpet, radiator with cover.

Lounge

13'6" x 13' (4.11m x 3.96m)

Spacious sitting room with rear facing window and venetian blind. Radiator, laminate flooring.

Fitted Kitchen/Dining Room

12'9" x 9'10" (3.89m x 3.00m)

Fitted with base and wall mounted units, drawers, eye level double oven/grill, electric hob, fridge/freezer, 1.5 bowl sink, side drainer and mixer tap, complementary worktops with tiling above. Rear facing window with roller blind. Laminate floor tiles, radiator.

Bedroom

11'6" x 9'9" (3.51m x 2.97m)

Good sized room ideal for use as a bedroom or dining room. New fitted carpet, radiator.

Bathroom

5'10" x 5'5" (1.78m x 1.65m)

Fully tiled and fitted with dual flush WC, wash hand basin built into vanity unit and mixer tap, and matching bath with mixer tap and electric shower over. Ceramic tiled floor, chrome towel radiator. Opaque double glazed window.

Upper Landing

Carpeted staircase to upper level. Doors to bedrooms. Hatch to attic. Skylight.

Bedroom

15'5" x 10'3" (4.70m x 3.12m)

Spacious double bedroom with front facing window and roller blind. Shelved cupboard. New fitted carpet, radiator, 4-way tracked lighting.

Bedroom

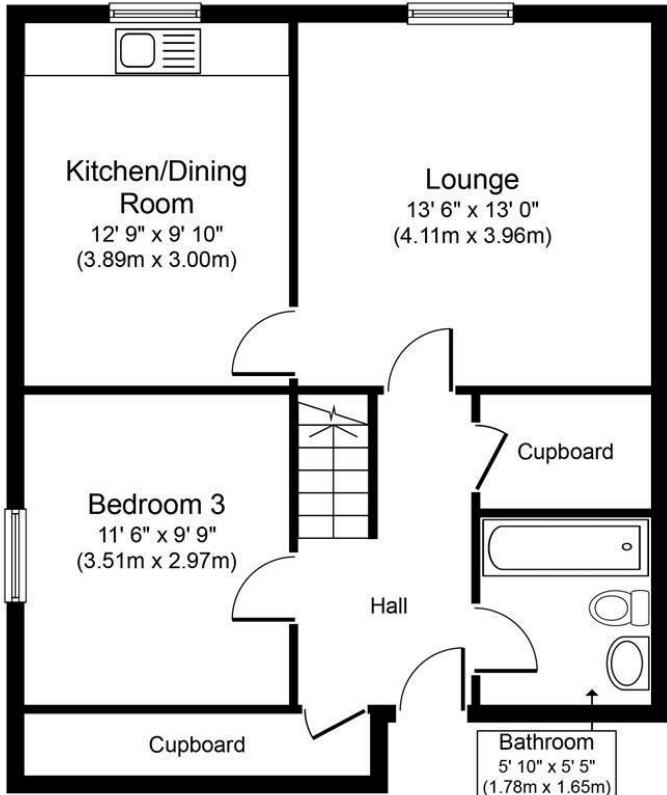
16'6" x 9'8" (5.03m x 2.95m)

Another good sized double room with rear facing window, vertical blind and open views. Cupboard housing gas central heating boiler. Fitted carpet, radiator, downlighters.

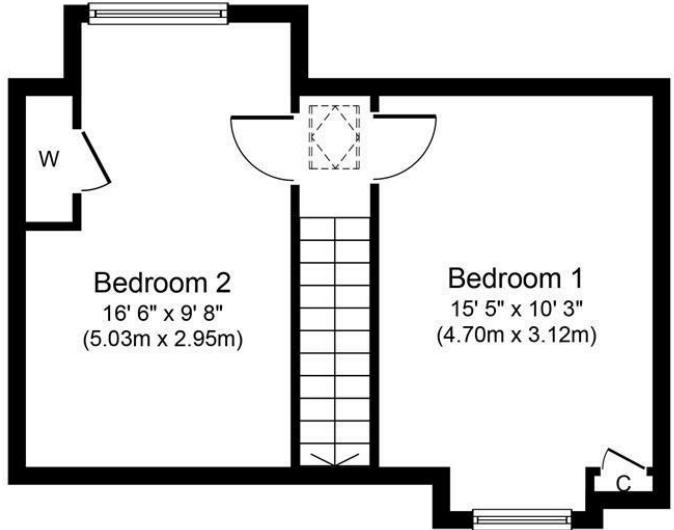
Garden

Large garden to side laid to grass. Garden hut.





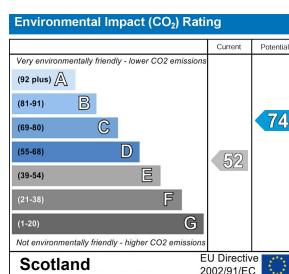
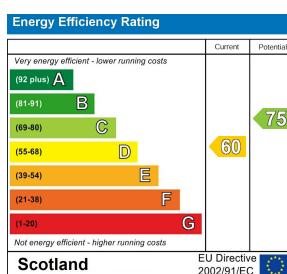
First Floor
Approximate Floor Area
624 sq. ft.
(58.0 sq. m.)



Upper Floor
Approximate Floor Area
355 sq. ft.
(33.0 sq. m.)

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 or tenant. 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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