



38 Oakbank Place, Broxburn, West Lothian EH52 6RG Offers Over £148,000

Spacious Mid Terraced Cottage comprising two double bedrooms, lounge/dining room, modern fitted kitchen and bathroom. The property also benefits from gas central heating with a combi boiler, uPVC double glazed windows, partially floored loft offering amazing potential for conversion, a fully enclosed low maintenance south facing rear garden, and shed.

Winchburgh's exciting new village is growing in popularity every day with the development of the expansive Auldcaithie Park, a town centre, market square, marina, railway station, link to the M9, secondary and new primary schools in the near future. There are two well respected primary schools already in the village.

- Two Double Bedrooms
- South facing fully enclosed garden
- Gas Central Heating with a Combi Boiler
- Modern Kitchen with appliances
- Floored loft offering opportunity to convert into two bedrooms and a bathroom
- UPVC Double Glazing
- Modern Bathroom
- Close to all the amenities Winchburgh has to offer
- EPC D

Hall

Access through timber/opaque glazed door into welcoming hallway. Hardwood doors to bedrooms, bathroom and storage cupboard. Hatch to partially floored loft with power and light.

Lounge/Dining Room

Doors to hall and fitted kitchen. Rear facing window with vertical blind, eyelet curtains and pole. Laminate flooring, two radiators, one with shelf above, and light fitting.

Fitted Kitchen

Fitted with shaker style base units, tall shelved unit, shelves, stainless steel sink, side drainer and mixer tap, gas hob, electric fan assisted oven with tiling and extractor hood above. The washing machine and fridge/freezer are included in the sale but are not warranted. Front and side facing windows with roller blinds. Wall mounted combi gas central heating boiler. Timber door to garden. Ceramic tiled floor, radiator, two 4-way tracked lighting.

Bedroom One

Double bedroom with front facing window and vertical blind. Shelved press. Fitted carpet, radiator, light fitting.

Bedroom Two

Another double bedroom with rear facing window, vertical blind, eyelet curtains and pole. Fitted carpet, radiator, light fitting.

Bathroom

Fully tiled and fitted with pedestal wash hand basin, low flush WC and bath with electric shower over. Quarry tiled floor, ladder radiator, extractor fan.

Gardens

Lovely fully enclosed easily maintained south facing rear garden and hut. Small chipped front garden.



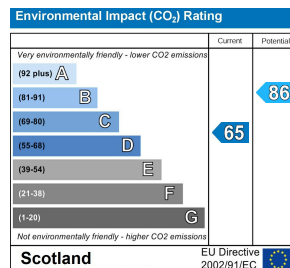
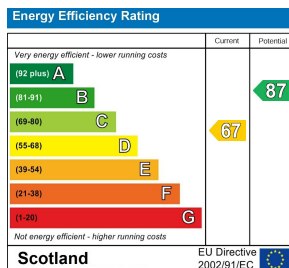


Approximate total area⁽¹⁾
 691.04 ft²
 64.20 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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