



McEwan Fraser Legal

Solicitors & Estate Agents

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WINCHBURGH, WEST LOTHIAN, EH52 6RA












Winchburgh is centrally located and has great links to Glasgow, Edinburgh and Stirling utilising both Uphall (four miles) and Linlithgow (six miles) train stations.

The M8 and M9 motorway networks are easily accessible, as well as Edinburgh Airport and the Forth Bridges. A regular bus service also serves the community well. Livingston town centre and Designer Outlet are nearly eight and a half miles away.

The community schooling is served by Holy Family Primary School and Winchburgh Primary School. The secondary schools are St Margaret's Academy in Livingston and Linlithgow Academy. The village offers beautiful walks along the Union Canal towards both Edinburgh and Linlithgow, and the fantastic Niddry Castle Golf Course.

Part Exchange available. We are delighted to present to the market this rarely available two bedroom flat in walk-in condition, split over two levels. The property offers both flexible and generous accommodation and will make a superb first home or investment opportunity.

On entering the property through the hallway lies the kitchen, with a variety of modern floor to ceiling units, cooker, hood and over. In addition, there is space for a washing machine, fridge freezer and dining table, alongside ample worktop and storage space. The hallway also benefits from deep a storage cupboard.

The large, bright and airy impressive lounge allows for fantastic furniture configurations and comes complete with original period features including an open gas fire, Edinburgh press and ceiling cornicing. Also on the lower floor is the second bright and airy bedroom, offering excellent furniture configurations and storage.

A carpeted stairway and landing leads to the upper level which houses the master bedroom, bright airy and also allowing for great furniture configurations as well as deep walk-in storage. The family bathroom completes the property internally with bath, wash hand basin, WC and shower.

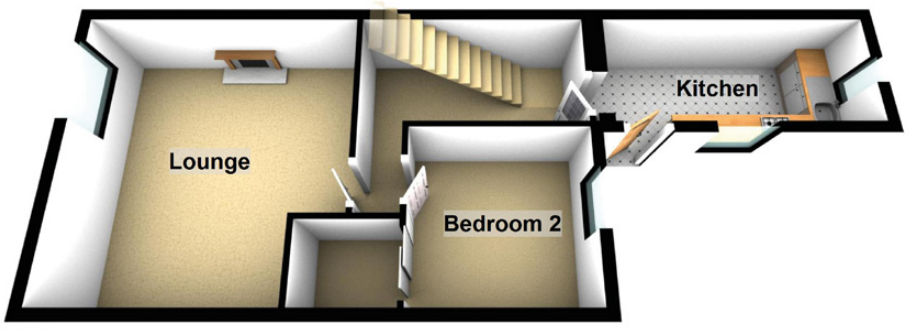
Externally a private back garden is laid to lawn easy maintenance and includes a garden shed providing additional storage.

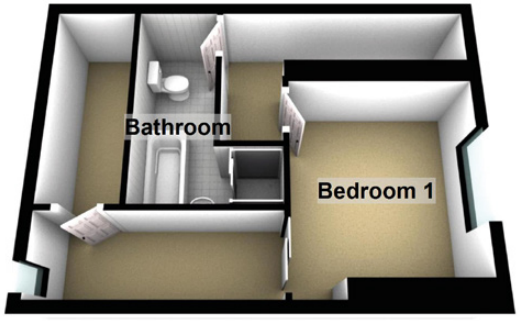
The property also comes complete with gas central heating, double-glazing and on-street parking.

Early viewing is a must to avoid disappointment.

75 MAIN STREET

FLOOR PLAN DIMENSIONS MAP





Approximate Dimensions
(Taken from the widest point)

Lounge	4.83m (15'10") x 4.55m (14'11")
Kitchen	4.67m (15'4") x 1.88m (6'2")
Bedroom 1	3.50m (11'6") x 2.98m (9'9")
Bedroom 2	2.90m (9'6") x 2.81m (9'3")
Bathroom	2.87m (9'5") x 2.33m (7'8")

Gross internal floor area (m^2) - 75 m^2

EPC Rating - E

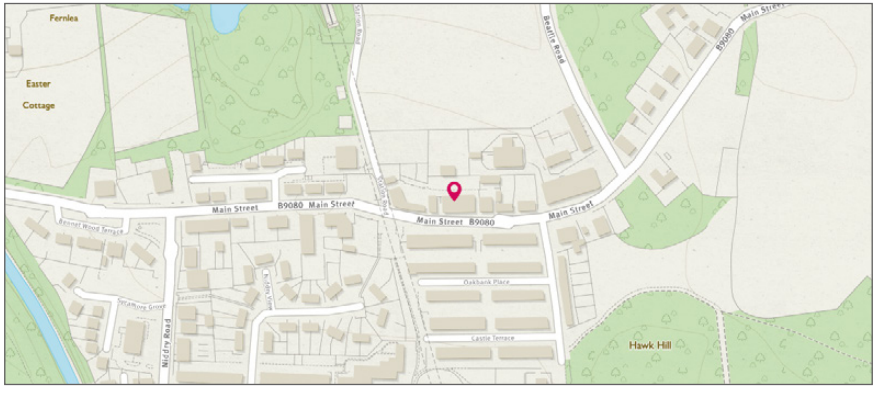


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Part Exchange Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 THE SUNDAY TIMES THE TIMES



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