










Offers Over

**£149,995**

## 121 Craigton Place

Winchburgh | West Lothian | EH52 6RW

A superb opportunity has arisen to acquire this impressive end-terraced bungalow pleasantly positioned within a quiet pocket of Winchburgh. Close to excellent day-to-day amenities and transport links, whilst being just a short drive from Edinburgh, the property will undoubtedly appeal to a variety of purchasers including first-time buyers and those looking to downsize. Viewing suggested.

-  1 bed
-  1 public
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



## Description

Internally, the property is presented in true move-in condition while briefly comprising of; modern fully-fitted kitchen with a range of integrated white goods and tiled flooring whilst being styled with sharp white units and a contrasting dark worktop, bright and spacious lounge/diner with ample room for different configurations, generously sized double bedroom with a press cupboard as well as space for both freestanding furniture and different configurations, and a contemporary fully-tiled shower room with a walk-in cubicle, and heated towel rail.

Further extras include gas central heating and double glazing throughout.

Having recently undergone renovation throughout, the following areas have been improved/updated; new roof, complete heating system, flooring, internal doors, kitchen, bathroom, and re-plastered walls and ceilings.

Similar to neighbouring properties, the property also offers scope for further development/extension subject to necessary planning permissions.



## Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

A lovely private garden space offers an ideal spot for residents to enjoy and make their own. The garden is mostly laid to lawn and has access to a private coal shed for storage. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





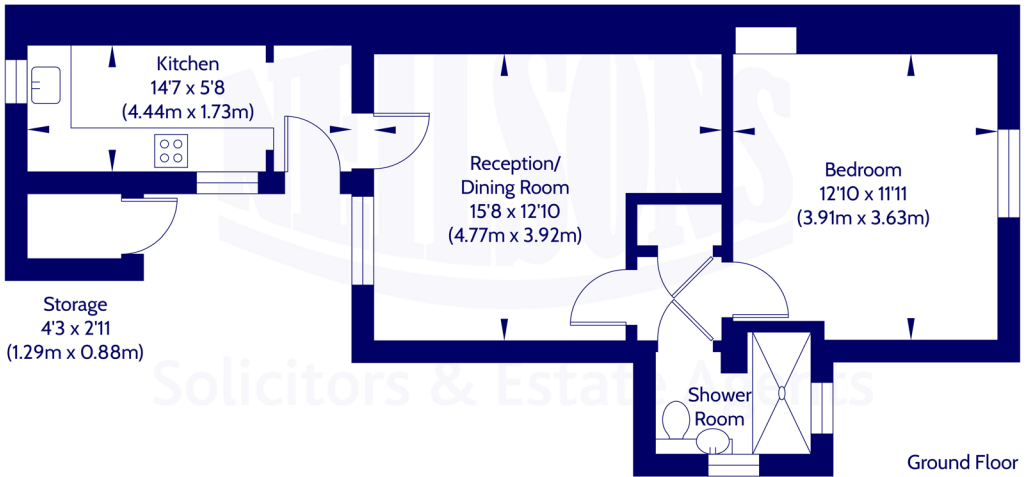
## Location

The property is situated within the popular West Lothian village of Winchburgh which is bordered by countryside and close to good local day-to-day shops and services. The town is part of a £1 billion redevelopment project in West Lothian. A wider selection of amenities is available in the nearby towns and villages of Kirkliston, South Queensferry, Broxburn and Linlithgow. For a more extensive range of high-street shops the Almondvale Shopping Centre and McArthur Glen Designer Outlet in Livingston together with Hermiston Gait Retail Park and the Gyle Shopping Centre in Edinburgh are all within commuting distance. This is an excellent location for the commuter with great transport links to Glasgow, Edinburgh and Stirling with the M8/M9 being easily accessible.





Approx. Gross Internal Floor Area 45.68 Sq M / 492 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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