



**52 Miller Street, Winchburgh, EH52 6WP**  
**Offers Over £274,000**



Every attention to detail has been considered from the installation of fitted wardrobes in all four double bedrooms, formation of a utility room, porcelain floor tiles to kitchen, bathroom and ensuite shower rooms, Aqualisa shower over bath, kitchen tap with shower head, under unit lighting, pullout spice drawer, large slabbed patio and substantial garden shed, outside water tap and power socket, and security lighting. The property also benefits from a separate dining room, Jack and Jill ensuite shower room, kitchen/breakfast room with French doors to rear garden, downstairs WC, double monobloc driveway, fully enclosed rear garden, gas central heating and UPVC double glazing.

**Hall**

Access through door with two opaque double glazed insets into welcoming entrance hallway. Quality laminate flooring through hall, lounge, dining room and downstairs WC. Glazed doors to lounge and kitchen/breakfast room and further doors to utility room, WC, and cupboard. Quality carpeted staircase to upper landing. Radiator.

**Lounge**

17'3" x 10'3" (5.26m x 3.12m)  
Spacious sitting room with front facing window and roller blind. French doors to dining room. Radiator.

**Dining Room**

10'3" x 9' (3.12m x 2.74m)  
Ideal for entertaining or family meals. Rear facing window with roller blind. Radiator.

**Fitted Kitchen/Breakfast Room**

16' x 9'9" (4.88m x 2.97m)  
Fitted with high gloss base and wall mounted units, drawers, pull out spice rack, integrated dishwasher and fridge/freezer, gas hob, stainless steel splashback and chimney style cooker hood, wall mounted electric fan assisted oven, stainless steel sink, side drainer and mixer tap with shower head, under unit lighting, complementary worktops and splashbacks. French doors to rear patio with fitted roller blinds and rear facing window with matching roller blind. Porcelain floor tiles, radiator.

**Downstairs WC**

8'6" x 3'8" (2.59m x 1.12m)  
Fitted with small pedestal wash hand basin and dual flush WC. Opaque glazed window with roller blind. Radiator.

**Utility Room**

8'0" x 5'8" (2.44m x 1.75m)  
Formed from part of the garage and fitted with base and wall mounted units, stainless steel sink, side drainer and mixer tap, complementary worktop and splashback. Plumbing for washing machine and space for tumble drier and additional fridge/freezer. Wall mounted gas central heating boiler and electric switchgear, Porcelain floor tiles. Door to garage/storage with up and over door to double monobloc driveway. (10'10" x 8' 3.30m x 2.44m)

**Upper Landing**

Doors to bedrooms, family bathroom and two cupboards, one housing energy saving hot water tank. Hatch to insulated attic.

**Master Bedroom**

11' x 10'6" (3.35m x 3.20m)  
Front facing window with roller blind. Fitted wardrobe concealed behind sliding mirrored doors and fitted cupboard with hanging rail. Display area, laminate flooring, radiator. Door to ensuite shower room.

**Ensuite Shower Room**

5'10" x 4' (1.78m x 1.22m)  
Fitted with fully tiled double shower cubicle with mains shower, dual flush WC and pedestal wash hand basin with tiled splashback. Opaque glazed window with roller blind. Porcelain floor tiles, radiator.

**Bedroom Two**

12'5" x 9'4" (3.78m x 2.84m)  
Two front facing windows with roller blinds. Fitted wardrobe concealed behind sliding mirrored doors. Display area, laminate flooring, radiator. Door to Jack and Jill ensuite shower room.

**Jack & Jill Ensuite Shower Room**

8'4" x 6" (2.54m x 1.83m)  
Fitted with fully tiled shower cubicle with mains shower, dual flush WC and pedestal wash hand basin with tiled splashback. Opaque glazed window with roller blind. Porcelain floor tiles, radiator. Doors to bedrooms 2 & 3.

**Bedroom Three**

11'5" x 8' (3.48m x 2.44m)  
Rear facing window with roller blind. Fitted wardrobe concealed behind sliding mirrored doors. Laminate flooring, radiator. Door to Jack & Jill ensuite shower room.

**Bedroom Four**

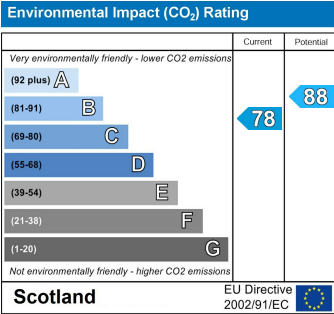
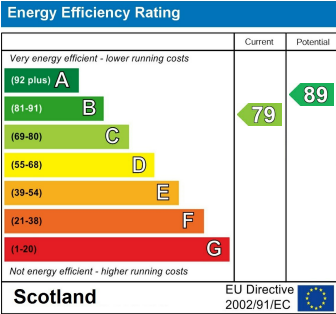
10'5" x 9'6" (3.18m x 2.90m)  
Rear facing window with roller blind. Fitted wardrobe concealed behind sliding mirrored doors. Laminate flooring, radiator.

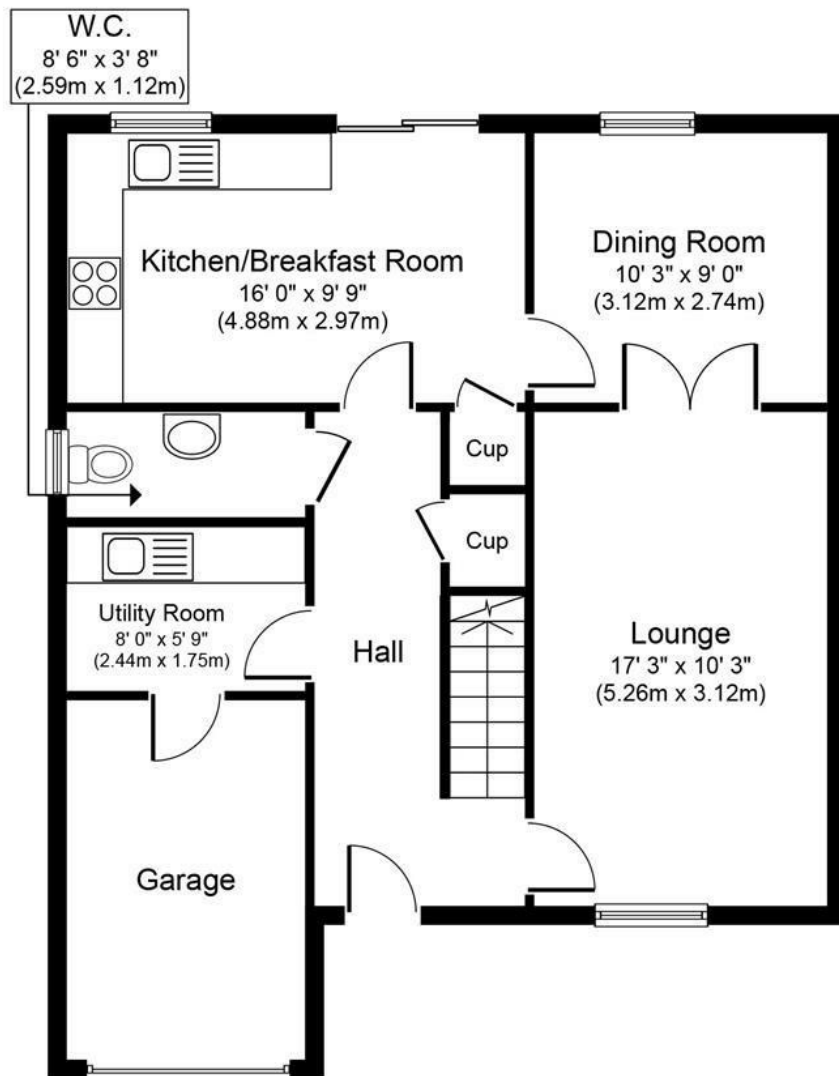
**Family Bathroom**

7'8" x 7'4" (2.34m x 2.24m)  
Fitted with bath with Aqualisa electric shower over, pedestal wash hand basin and dual flush WC. Fully tiled around bath with mirrored inset. Opaque glazed window with roller blind. Porcelain floor tiles, radiator.

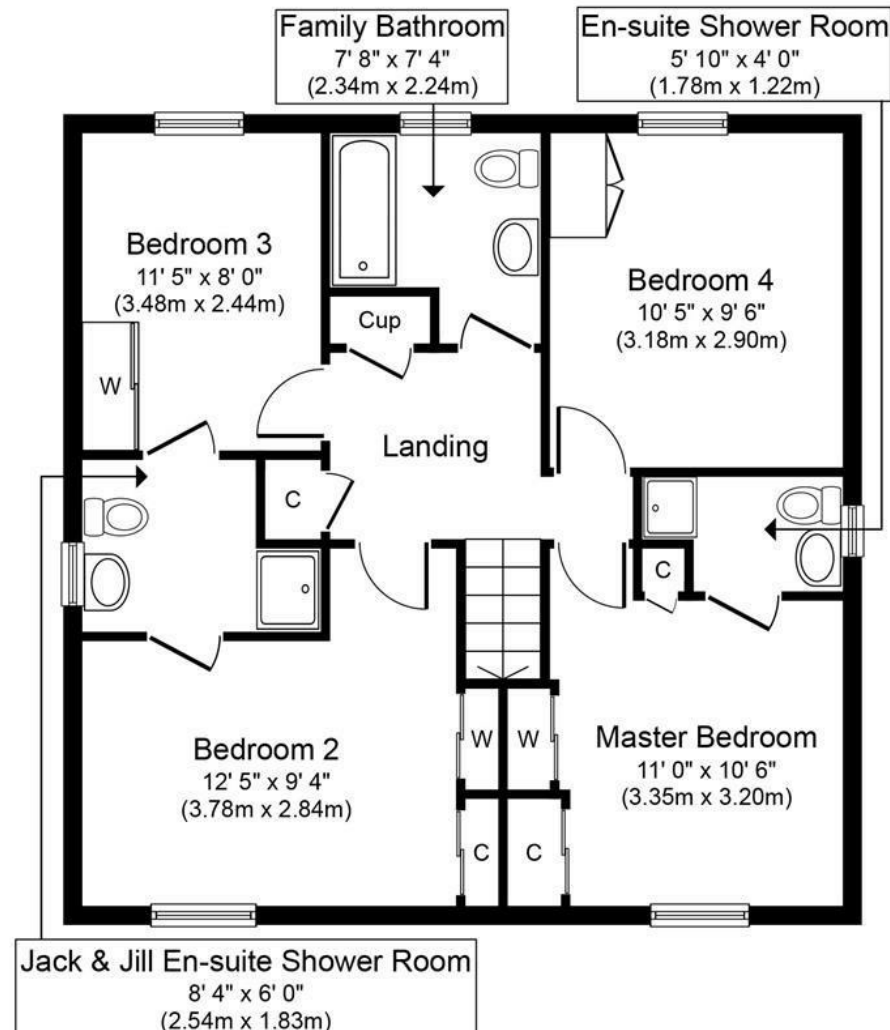
**Gardens**

Gardens to front and fully enclosed rear, mainly laid to lawn. Large slabbed patio to rear, substantial garden shed, outside water tap, power socket and security lighting.





**Ground Floor**  
**Approximate Floor Area**  
**762 sq. ft.**  
**(70.8 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**717 sq. ft.**  
**(66.6 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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*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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