

MODERN DETACHED HOUSE

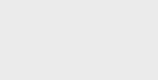
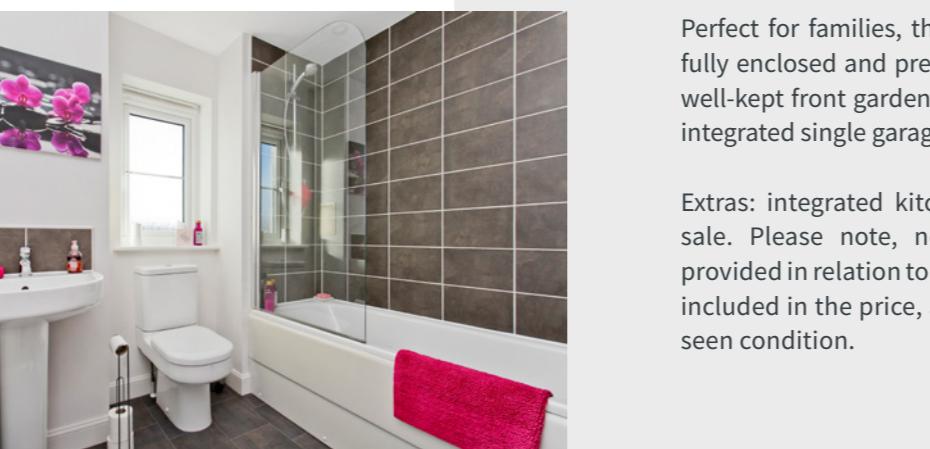
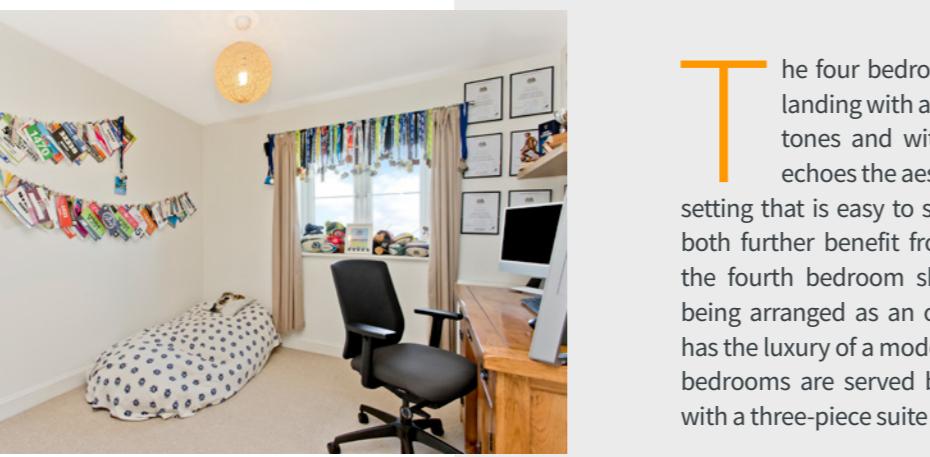
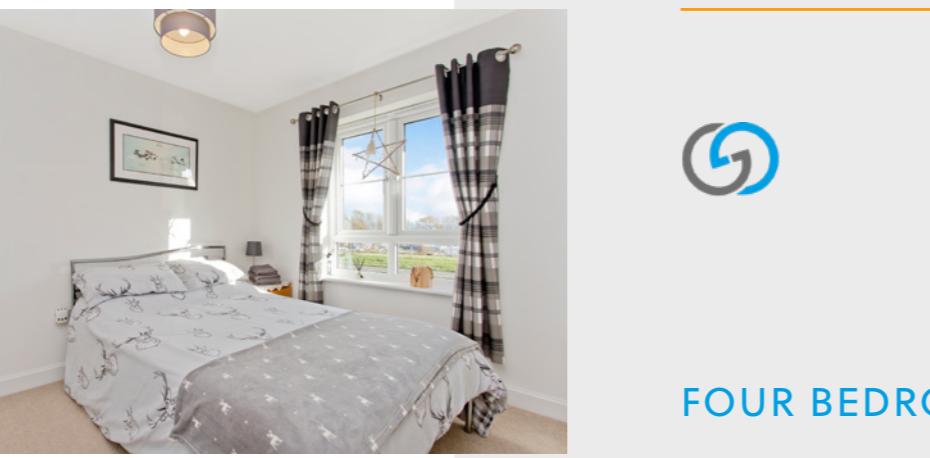
This modern, four-bedroom, detached house is part of a sought-after development in the up-and-coming village of Winchburgh, which is undergoing an exciting (and significant) regeneration and expansion project. The southeast-facing home offers all the contemporary requirements a family could ask for, as well as a delightful location close to open countryside and with an equidistant commute to both Glasgow and Edinburgh.

Inside, a hall welcomes you before leading right into the living room. Here, a neutral palette adds to the airy ambience, which is further heightened by a southeast-facing window that brings lots of natural light into the room. There is floorspace for a choice of comfy furnishings and built-in storage for regularly used household items. The dining kitchen is adjacent, providing a spacious footprint to accommodate a table and chairs. Brightened by a red accent wall, it is equipped with white cabinets and contrasting worktops. The contemporary look is also enhanced by undercabinet lighting and a range of integrated appliances for a streamlined finish. Furthermore, the dining kitchen extends (via French doors) out to the garden; plus, it has access to a utility room and a WC.

FEATURES

- Modern detached house
- Part of a sought-after development
- Desirable location in Winchburgh
- In commuting distance of Edinburgh & Glasgow
- Neutral interiors throughout
- Quality fixtures & fittings
- Welcoming entrance hall
- Southeast-facing living room
- Integrated dining kitchen & a utility room
- Four bedrooms (two with wardrobes)
- Modern en-suite shower room
- Family bathroom & a separate WC
- Well-kept private gardens
- Private driveway & single garage





FOUR BEDROOMS

The four bedrooms are on the first floor, extending off a landing with a built-in cupboard. Finished in light neutral tones and with fitted carpets for comfort, each room echoes the aesthetic of the living area, creating a tranquil setting that is easy to style. The principal and second bedrooms both further benefit from built-in mirrored wardrobes, whereas the fourth bedroom showcases the versatility of the property being arranged as an office. In addition, the principal bedroom has the luxury of a modern en-suite shower room, whilst the other bedrooms are served by a modern family bathroom, equipped with a three-piece suite and overhead shower.

Perfect for families, the home has a large rear garden that is fully enclosed and predominantly laid to lawn. There is also a well-kept front garden and a private driveway that leads to an integrated single garage.

Extras: integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

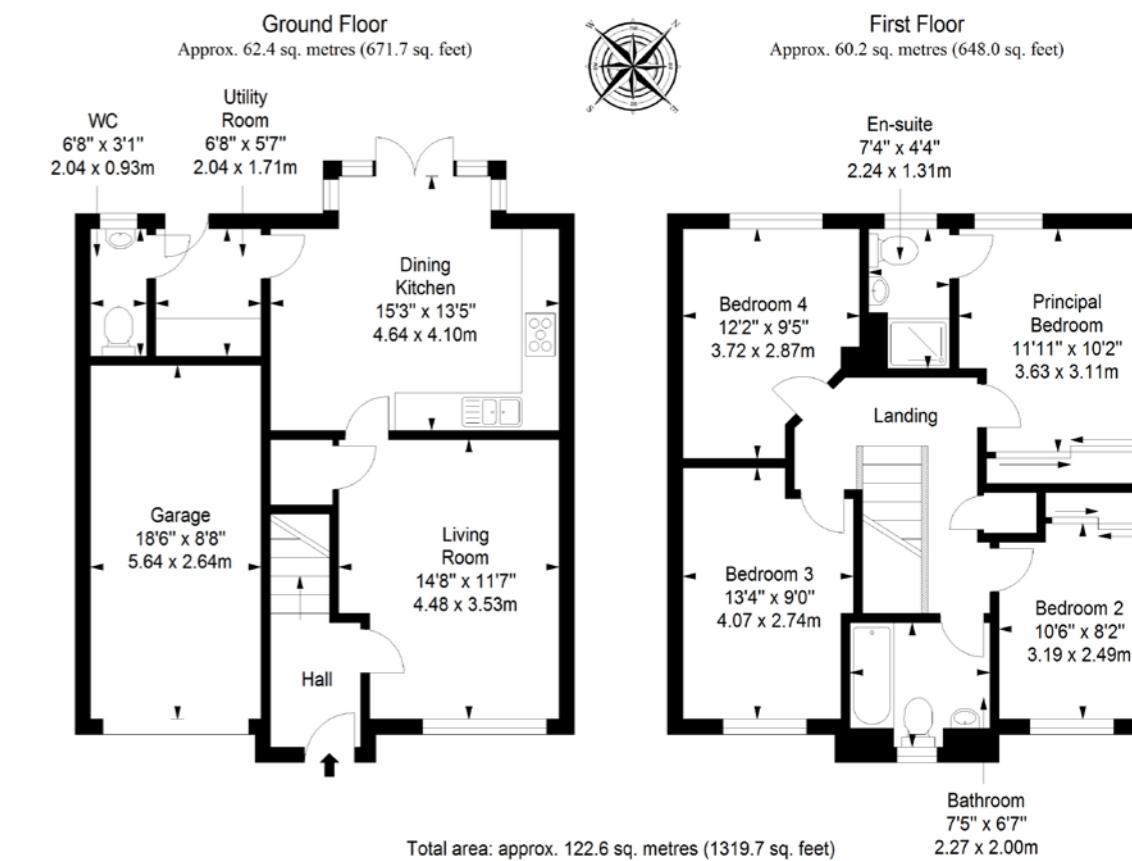




WINCHBURGH

Undergoing a major expansion project, the charming village of Winchburgh offers the best of both worlds: a relaxed rural haven within easy reach of the capital. Situated approximately ten miles west of Edinburgh city centre and enveloped by rolling hills and rich green pastures, Winchburgh offers no shortage of outdoor activities including a network of walking and cycle routes throughout the dense countryside or along picturesque Union Canal. Winchburgh is also home to the historic tower house Niddry Castle, with prestigious Niddry Castle Golf Club within its grounds. Much of Winchburgh's charm lies in its increasingly rare village ambience and thriving local community. The village boasts a remarkable range of services and amenities (which continue to expand) including independent shops and eateries, a post office, hotel, pharmacy, and a medical centre, plus a community centre offering a varied programme of clubs and classes for all ages. Early years, primary, and secondary education are provided locally too. Winchburgh is also popular with commuters thanks to its ideal location between the M8 and M9, as well as its proximity to Edinburgh Airport and the Queensferry Crossing. Plus, the village has good public transport services, including frequent bus services into Edinburgh, as well as nearby Linlithgow, Broxburn, Falkirk, and South Queensferry.

EPC RATING: **C** COUNCIL TAX BAND: **E** VIEWINGS By appointment with Gilson Gray 0131 565 5366





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