



RALPH SAYER
SOLICITORS & ESTATE AGENTS

55 Church View
Winchburgh EH52 6SZ

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Nestled in an exclusive modern development, this five-bedroom detached villa offers luxury accommodation in popular Winchburgh. The property is finished to a high standard throughout, enjoying light décor and quality fixtures and fittings. Completing the accommodation is a single garage and front and rear gardens, making the perfect family home.

On entering, you are greeted by a welcoming entrance hall, where double doors on the right open into the sitting room, which enjoys a bright southerly aspect. Continuing to the rear of the property you reach the heart of the home: the spectacular open-plan kitchen and dining room. This vast space provides the perfect setting for everyday family life and entertaining in style where a box bay window, has patio doors opening onto the rear garden. Designed to incorporate a wealth of storage and extensive preparation space, the kitchen also hosts a full complement of integrated appliances. Supplementing this space is a separate utility room and WC.

Property Summary

- Exclusive modern development
- Detached villa
- Bright sitting room
- Impressive kitchen and dining room
- Utility room & WC
- Master bedroom with en-suite shower room
- Double bedroom with 2nd en-suite shower room
- Further two double bedrooms and a single bedroom
- Family bathroom
- Front garden & monobloc driveway
- Enclosed rear garden with paved patio seating area
- Gas central heating & double glazing
- EPC Rating - B | Council Tax Band - F







Beautifully detached
luxury villa, offering great
family accommodation









Continuing upstairs onto the bright and airy landing (with a large storage cupboard), the master bedroom enjoys outstanding proportions, as well as built-in wardrobes and an immaculate en-suite shower room. The first floor also boasts three further double bedrooms (one en-suite) with built-in storage, a single bedroom and a stylish family bathroom.

Externally, the property enjoys a neat front garden with monobloc driveway and a fully-enclosed rear garden comprising a vast lawn and a patio seating area.

Extras: all fitted floor coverings, window blinds, light fittings and integrated kitchen appliances to be included in the sale.



Winchburgh

Located 12 miles west of Edinburgh, Winchburgh, sits next to Kirkliston and offers fast, easy access to the motorway network for a swift commuting across the Lothians, the West, as well as easy access to Edinburgh Airport, and is undergoing £1bn development.

Additional, shopping amenities have been provided, along with a primary and two secondary schools, further shopping amenities, and improved transport links – including the re-instatement of a train stop. Currently the village boasts two local supermarkets, a butcher and a post office, a pharmacy, two primary schools and the ‘Tally Ho’ pub. The area also falls under the catchment area for the prestigious Linlithgow Academy and Broxburn Academy.

An excellent sense of community is created by numerous sports and social clubs, a golf club, and a community centre hosting activities and events. The surrounding countryside promises an idyllic backdrop for outdoor pursuits and a scenic cycle route runs along the Union Canal towpath to the capital, with a new marina being created for the canal.

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dream property!



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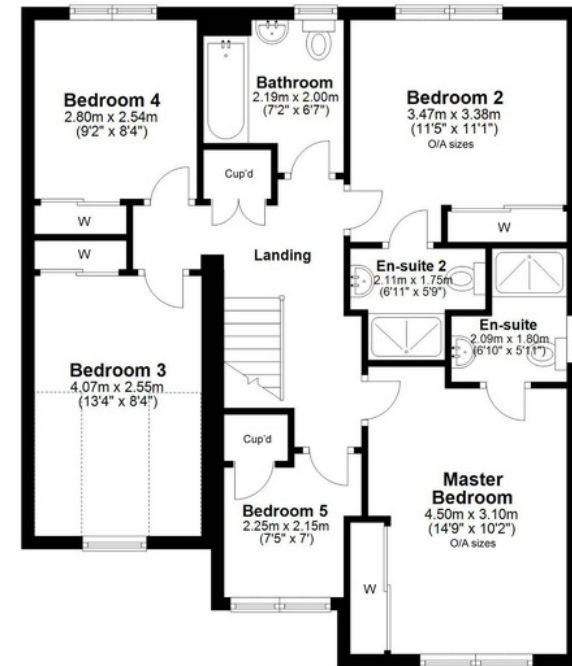
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Ground Floor

Approx. 63.5 sq. metres (683.5 sq. feet)

Total Area: approx. 138.6 sq. metres (1492.3 sq. feet)
(Not including garage)



First Floor

Approx. 75.1 sq. metres (808.8 sq. feet)



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

