



Estate Agents and Solicitors

## 8 Station View, Winchburgh, Broxburn, West Lothian, EH52 6WL

Spacious and Immaculately Presented, Four-Bedroom, Detached, Family Home

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# Property Description

Spacious and immaculately presented, four-bedroom, detached, family home, with gardens, an attached garage and a driveway. Set in a quiet, modern, family-friendly, residential development, in popular Winchburgh, West Lothian.

Comprises an entrance hallway, living room, dining room, kitchen, four flexible bedrooms, two en-suite shower rooms (one Jack and Jill), a family bathroom and a ground-floor WC.

In move-in condition, highlights include a stylish, fully integrated kitchen, modern bathroom suites and high-quality tiled flooring. In addition, there is contemporary lighting, gas central heating, double glazing and good storage provision, including a garage, with power and light.

There is a lawn and a double driveway to the front, whilst a generous southerly-facing rear garden features a further lawn and a paved patio.

The modern development offers visitor parking bays, extensive, on-street parking and well-maintained, communal grounds.

A welcoming entrance hall, with a WC and storage, is finished with light, neutral decor and high-quality tiled flooring, and leads into a living room on the right. The stylish, front-facing reception room enjoys a spacious, versatile floor plan and opens, via glazed French doors, into a dining room, with ample space for a family-sized dining table. Leading off the dining room, an integrated kitchen, with further space for seated dining, affords both garden and separate hall access. The kitchen is fitted with contemporary white units, wood-effect worktops and metro-tiled splashbacks, whilst appliances include an eye-level double oven, a gas hob, a stainless-steel canopy, a fridge/freezer, a dishwasher and a washing machine.

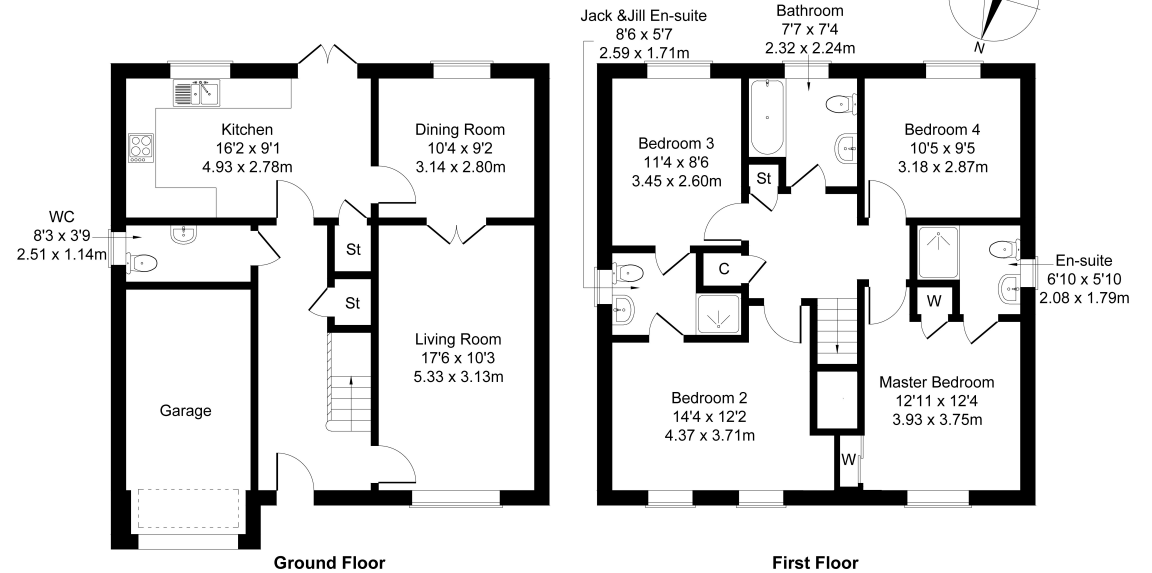
Upstairs, set to either aspect, are four well-proportioned, flexible bedrooms. Bedrooms three and four share a Jack and Jill shower room, whilst the master suite includes its own shower room and integrated wardrobe storage.

Completing the accommodation, a good-sized family bathroom comprises a three-piece suite, tiled splash walls and flooring.

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Approximate Gross Internal Area: (1488 sq ft - 138 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Winchburgh is a small town situated on the B9080 just off the M9 motorway, and approximately 3 miles from Kirkliston. Close to Edinburgh International Airport, Winchburgh is in the county of West Lothian, and approximately 10 miles from the city of Edinburgh. The village offers an excellent range of local amenities, including a Sainsbury's supermarket. Surrounded by rolling open countryside, Winchburgh enjoys well-regarded schooling at all levels, a local golf course and

bowling club. Winchburgh is undergoing one of the largest placemaking projects in the UK, including the development of new homes, schools, amenities, improved transport links, as well as an extensive recreational green space. This is a superb central location for commuting to Edinburgh, Livingston and Fife, with quick access to direct trunk roads and motorways.





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