



42 Glass Road, Winchburgh, Broxburn, West Lothian, EH52 6SQ

Light and Tastefully Presented, South-Facing, Mid-Terrace Home, with Gardens

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Property Description

Light and tastefully presented, south-facing, three-bedroom, mid-terrace home, with gardens. Situated in an established residential area of Winchburgh, West Lothian.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms and a shower room.

Highlights include a fitted kitchen, with appliances, a bright bathroom suite, gas central heating and double glazing. There is also good storage provision, including a loft space, and the property enjoys leafy rural views to the front.

There is a garden to the front, with flower beds, whilst an enclosed rear garden features a lawn, patios, a shed and a summer house.

A bright, welcoming entrance hall, with space for outerwear, leads into a spacious living room on the left. Enjoying plenty of natural light, from a wide, front-facing window and including a feature fireplace, the well-presented reception room offers a versatile floor plan and opens, conveniently, into a kitchen. Featuring generous built-in storage, the kitchen is fitted with modern, white units and wood-effect worktops, whilst appliances include an integrated oven, a ceramic hob, a stainless-steel extractor fan and a freestanding washing machine. Leading off the kitchen, a hallway, with access to the garden and a WC, houses a fridge/freezer.

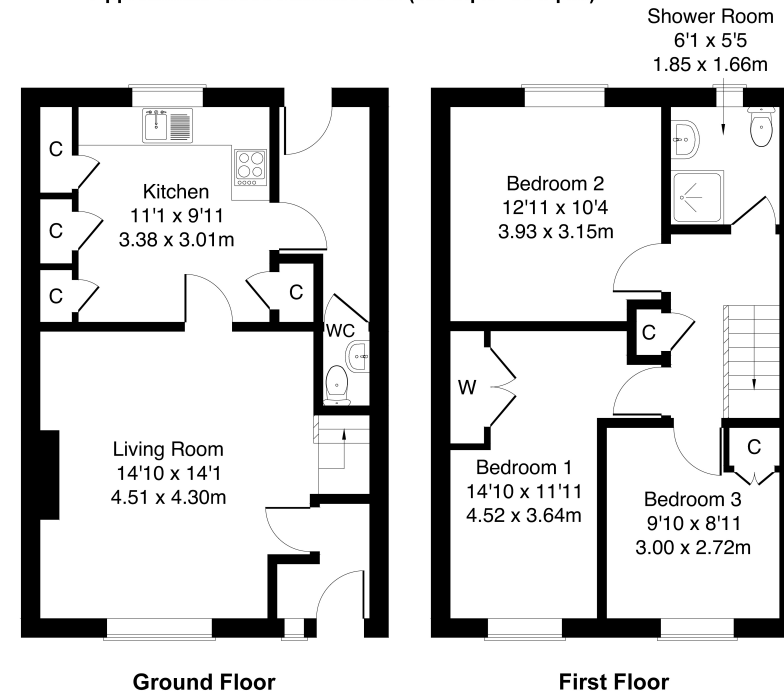
Upstairs, a landing, with storage, leads to the home's three bedrooms and a bright shower room. All three bedrooms offer well-proportioned and flexible spaces, with two benefiting from built-in storage.

Completing the accommodation, the shower room comprises a glazed shower cubicle, a contemporary two-piece suite, vanity storage, a chrome ladder-style radiator and panel splash walls.



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Approximate Gross Internal Area: (893 sq ft - 83 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 Kirkcaldy. 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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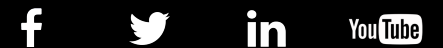
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