



## 15 Niddy View, Winchburgh, Broxburn, West Lothian, EH52 6RR

Spacious and Immaculately Presented, Two-Bedroom, Semi-Detached Home

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# Property Description

Spacious and immaculately presented, two-bedroom, semi-detached home, with gardens. Located in an established residential development in the popular West Lothian town of Winchburgh.

Comprises an entrance hallway, living room, kitchen, two flexible bedrooms, a family bathroom and a ground-floor shower room.

Highlights include a stylish kitchen, modern bathroom suites, and contemporary flooring and lighting. In move-in condition, there is gas central heating, double glazing and tasteful decor throughout.

Externally, there is a low-maintenance garden to the front, whilst a large, enclosed rear garden features paved and chipped seating areas, a lawn and two sheds.

Ample, unrestricted, on-street parking is available to the front of the property and on the surrounding streets.

A bright entrance vestibule, with storage, leads into a welcoming entrance hall, finished with light, neutral decor and modern, wood-effect flooring, which continue into a living room on the right. A wide, front-facing window allows plenty of natural light into the tastefully presented reception room, whilst a flexible floorplan offers space for comfortable lounge furniture as well as a dining table and chairs. Next door, a kitchen, with garden access, is fitted with modern white units, and wood-effect worktops. Appliances include an integrated oven, a ceramic hob and a concealed extractor fan, whilst there is space for an integrated dishwasher and an American-style fridge/freezer. A naturally lit, contemporary shower room completes the ground floor.

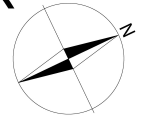
Upstairs, set off a landing, with space for a home office area, two double bedrooms continue the generous proportions and tasteful presentation of the living space, with bedroom one further benefiting from built-in wardrobe storage.

Completing the accommodation, an exceptionally spacious, four-piece bathroom provides plumbing for a washing machine and comprises a freestanding, double-ended bathtub, a large walk-in shower, two basins, vanity storage, a ladder-style radiator and tiled splash walls.

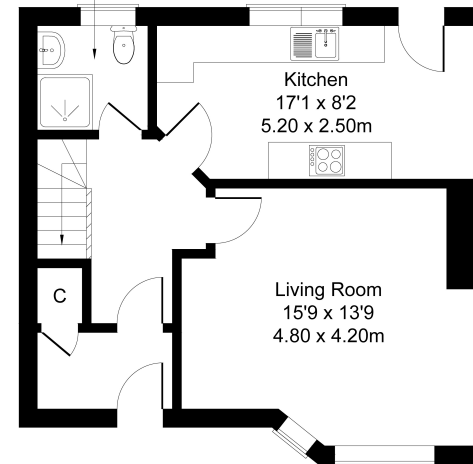
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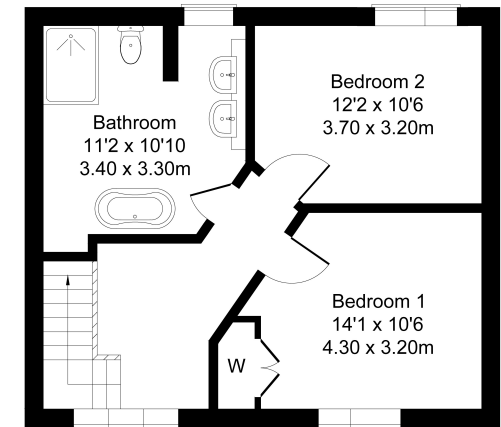
Approximate Gross Internal Area: (980 sq ft - 91 sq m.)



Shower Room  
5'11 x 5'7  
1.80 x 1.70m



**Ground Floor**



**First Floor**

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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