



## 19 Church View, Winchburgh, Broxburn, West Lothian, EH52 6SZ

Immaculately Presented, Two Bedroom, Modern Villa with Allocated Parking Space

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# Property Description

Immaculately presented, two-bedroom, modern villa set over two floors, with an allocated parking space. Located in a quiet and factored residential development in Winchburgh, West Lothian.

Comprises an open-plan living/dining room and kitchen, two double bedrooms, a family bathroom and a ground-floor WC.

Light and tastefully finished throughout, ready-to-move-in, featuring a stylish fitted kitchen with appliances and modern bathroom suites.

In addition, there is gas central heating, double-glazed windows, multiple TV points, and good storage including a loft and built-in bedroom wardrobes.

Externally, there is a garden space to the front giving access to a private store; whilst a shared path gives access to the rear with the residential parking spaces.

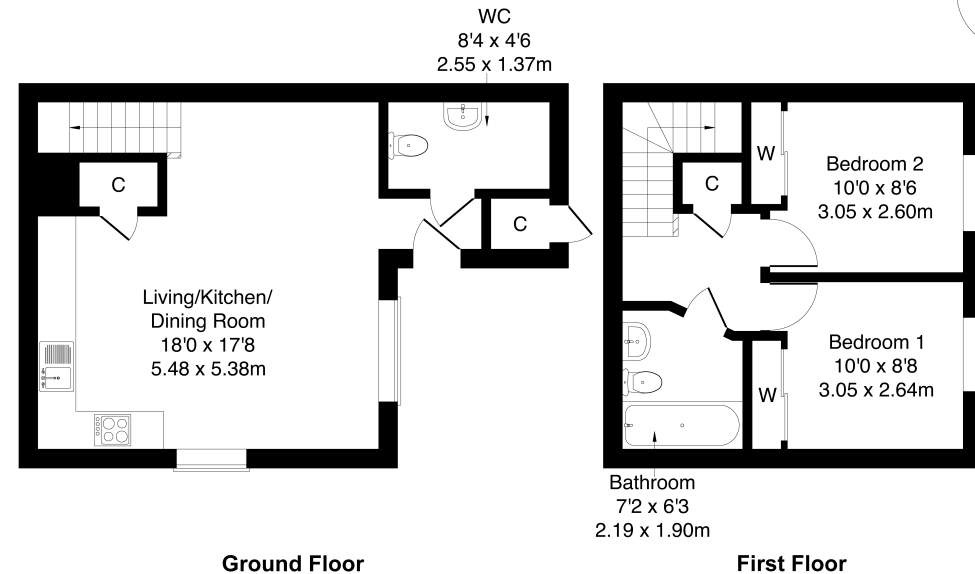
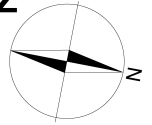
A welcoming entrance opens into a dual-aspect, open-plan living/dining room and kitchen, featuring carpeted flooring for the lounge continuing onto the stairs leading to the upper hall, light decor throughout, three light fittings, and a built-in storage cupboard for the kitchen area. Set to one side, with wood effect flooring, the stylish kitchen is fitted with modern units, wood effect worktops with matching upstands and a sink with a drainer; with integrated appliances including an oven, a gas hob, a fridge/freezer, and a washing machine. Completing the ground floor, a convenient WC is set off the entrance and includes a modern two-piece suite.

On the upper floor, two double bedrooms are set to opposite aspects, similarly sized and well-finished, with carpeted flooring, central light fittings and built-in wardrobes with mirrored sliding doors. Completing the accommodation, a stylish bathroom is set internally off the hall, with a modern three-piece suite including a shower over the bath, full-height tiled splash walls and wood effect flooring.



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Approximate Gross Internal Area: (700 sq ft - 65 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

a 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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