

40 Church Place

WINCHBURGH, WEST LOTHIAN, EH52 6UZ



*SPACIOUS 6 BED DETACHED HOME WITH
CLOSE TO £50,000 WORTH OF UPGRADES*



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THE PROPERTY

Experience the pinnacle of sophistication and comfort in the prestigious Glendevon Grange development with this home. This magnificent 6-bedroom detached residence spans an impressive 212m² across three expansive levels, setting a new standard for contemporary living.





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Distinguished by its generous proportions and meticulous attention to detail, this home offers an additional 30m² of living space compared to other properties within the development, presenting an unparalleled opportunity for discerning buyers seeking luxury and exclusivity. Every aspect of this home has been carefully curated and upgraded, reflecting an investment of close to £50,000 in enhancements. From the striking bi-fold doors, sleek Sisu Matt Handleless Doors to the understated sophistication of the strip lighting and premium appliances, no detail has been overlooked.

Entering the property you will be immersed in the generous space the property has to offer while noting the bright and fresh living space on your left which benefits from long triple casement windows.



At the heart of the home lies the open-plan kitchen, dining, and sunroom area, suffused with natural light and meticulously crafted for both relaxation and entertainment.

The kitchen is a chef's delight, boasting upgraded features such as a combi microwave, full fridge, and exquisite 1810 Cava Duo sink bowl in metallic black, complemented by the convenience of the Quooker Chrome Tap. Storage is plentiful throughout, with bespoke solutions including carousel-style pull out drawers offering an abundance of storage, a wine cooler, and generous cabinet space.



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Entertain in style in the sun-soaked garden room, enhanced by elegant downlights and complemented by an attractive outlook onto the garden area.



Additionally on this level, the residence includes a generously proportioned WC with a shelved cupboard. A utility room completes this floor, providing practical storage solutions and direct access to the garage. With features such as an electric garage door and a Hypervolt electric car charger, it meets the needs of environmentally conscious homeowners.



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Upstairs, to the first floor, the residence reveals an expansive space dedicated to comfort and privacy. Here, five double bedrooms await, providing generous space for relaxation and rest. Two of these bedrooms are thoughtfully appointed with en-suite bathrooms, offering added convenience and luxury. Additionally, a well-appointed family bathroom ensures accessibility and functionality for all members of the family.



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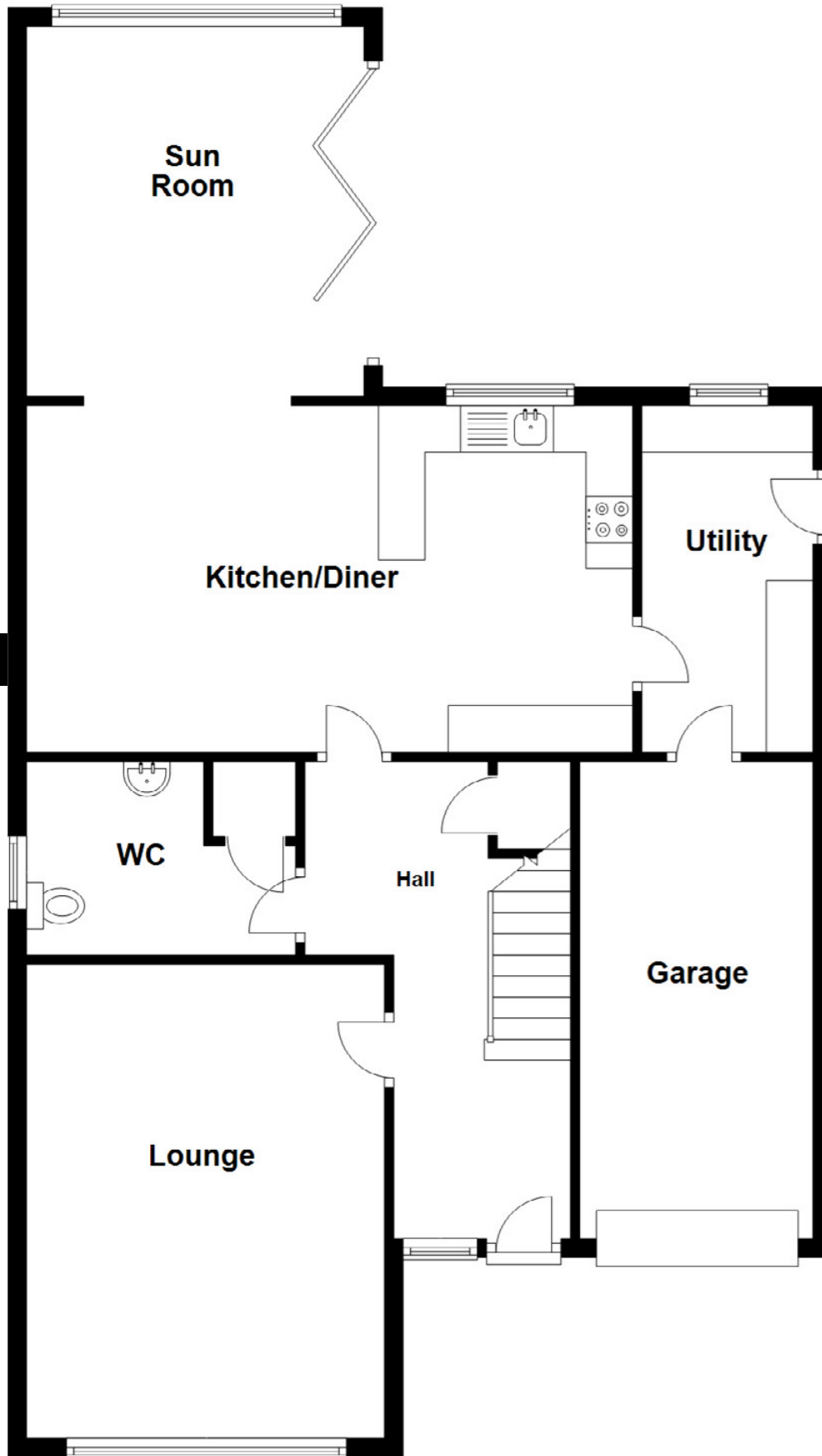
Ascending to the second floor, the pinnacle of luxury living awaits with the master suite. This private sanctuary comprises not only a spacious master bedroom but also an en-suite bathroom, offering a retreat-like experience for the homeowner. Furthermore, a dedicated dressing room completes the ensemble, providing ample storage and a touch of elegance to this refined space. With its elevated position, the master suite also boasts breath-taking views through Velux windows with fitted blinds, further enhancing its appeal.

Approximate Dimensions
(Taken from the widest point)

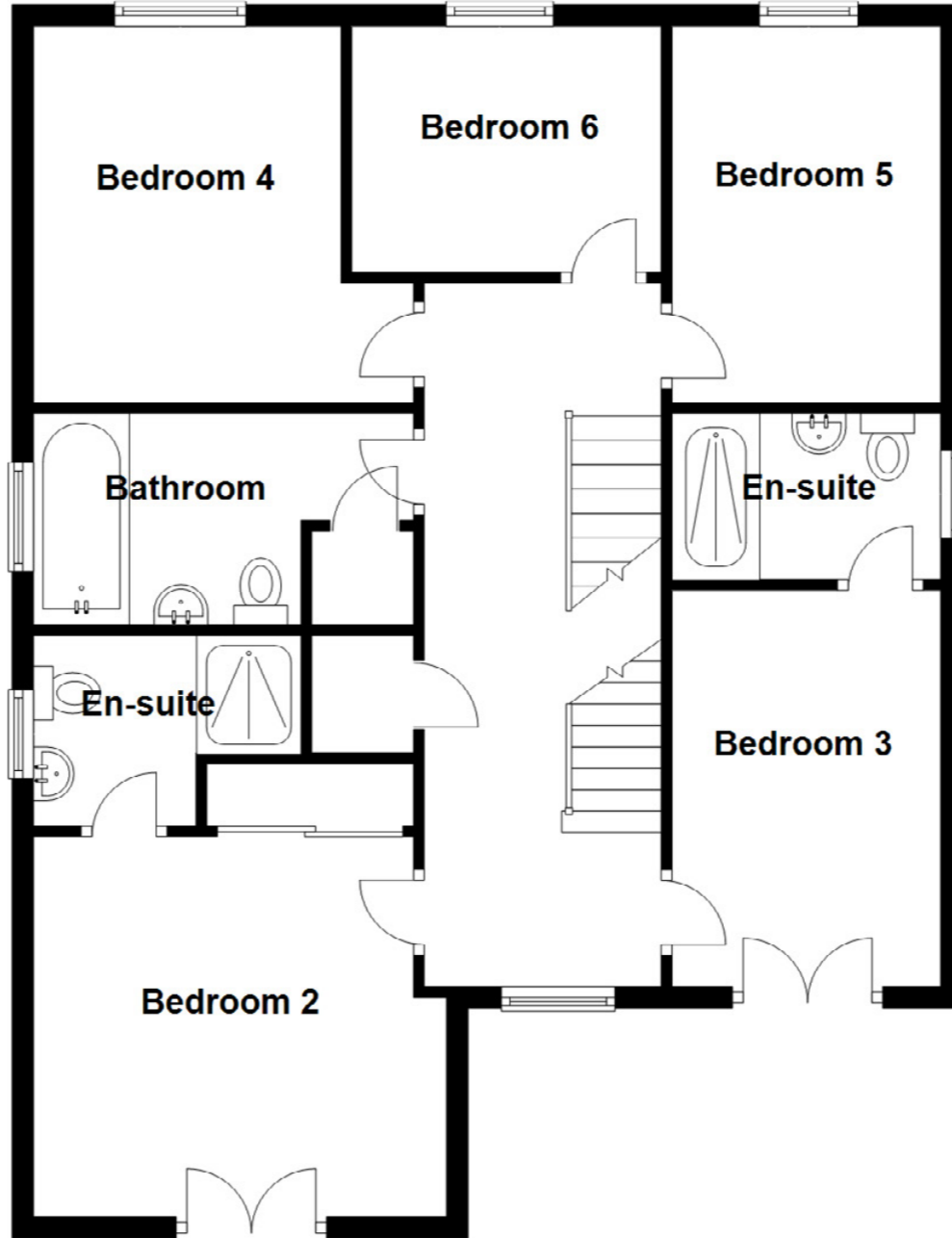
Kitchen/Diner	6.51m (21'4") x 3.72m (12'3")	Bedroom 4	3.51m (11'6") x 2.87m (9'5")
Lounge	5.10m (16'9") x 3.85m (12'7")	Bedroom 5	3.51m (11'6") x 2.50m (8'3")
Sun Room	3.98m (13'1") x 3.63m (11'11")	Bedroom 6	2.88m (9'6") x 2.29m (7'6")
Bedroom 1	5.00m (16'5") x 4.62m (15'2")	Bathroom	3.54m (11'7") x 1.97m (6'6")
Dressing Room	2.50m (8'2") x 1.91m (6'3")	Utility	3.72m (12'3") x 1.84m (6')
Shower Room	2.50m (8'2") x 2.05m (6'9")	WC	2.89m (9'6") x 2.08m (6'10")
Bedroom 2	3.85m (12'7") x 3.54m (11'8")	Garage	5.13m (16'10") x 2.50m (8'3")
En-suite	2.49m (8'2") x 1.78m (5'10")		
Bedroom 3	3.69m (12'1") x 2.50m (8'3")		
En-suite	2.50m (8'3") x 1.55m (5'1")		

Gross internal floor area (m²): 212m²
EPC Rating: B

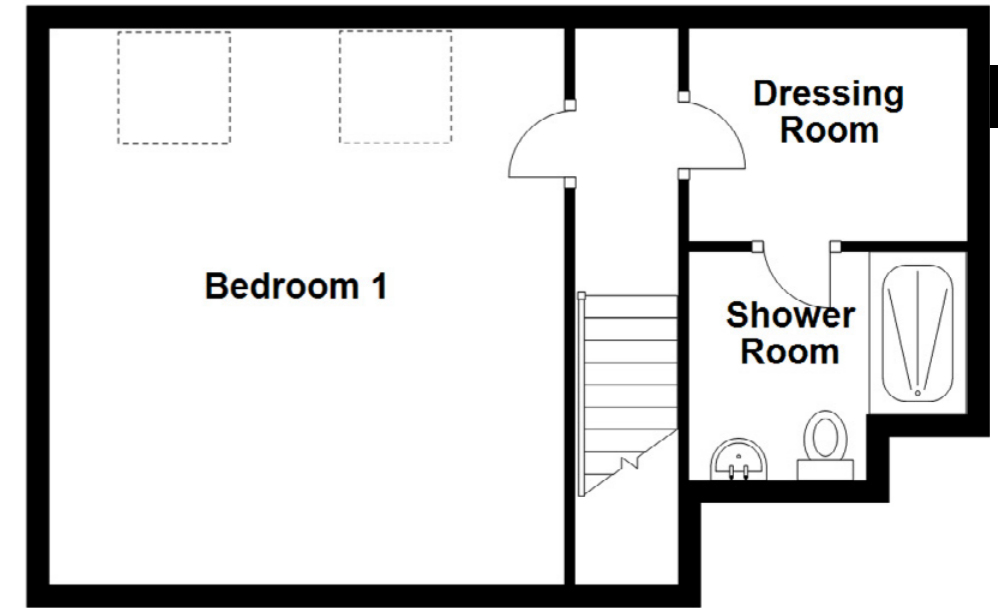
Ground Floor



First Floor



Second Floor





Furthermore, Church Place boasts an advantageous location, situated in close proximity to both primary and secondary schools, making it an ideal choice for families seeking convenience and accessibility. From the full internal flooring to the meticulously landscaped rear garden, every detail of this property has been meticulously designed to elevate your lifestyle and provide a sanctuary of refined living. This home is likely one of the best examples of the development, flooded with natural light and offering a feeling of spaciousness unlike standard new constructions. Don't miss this opportunity to own arguably the best plot on the truly exceptional residence in Glendevon Grange – schedule your viewing today and prepare to be captivated.

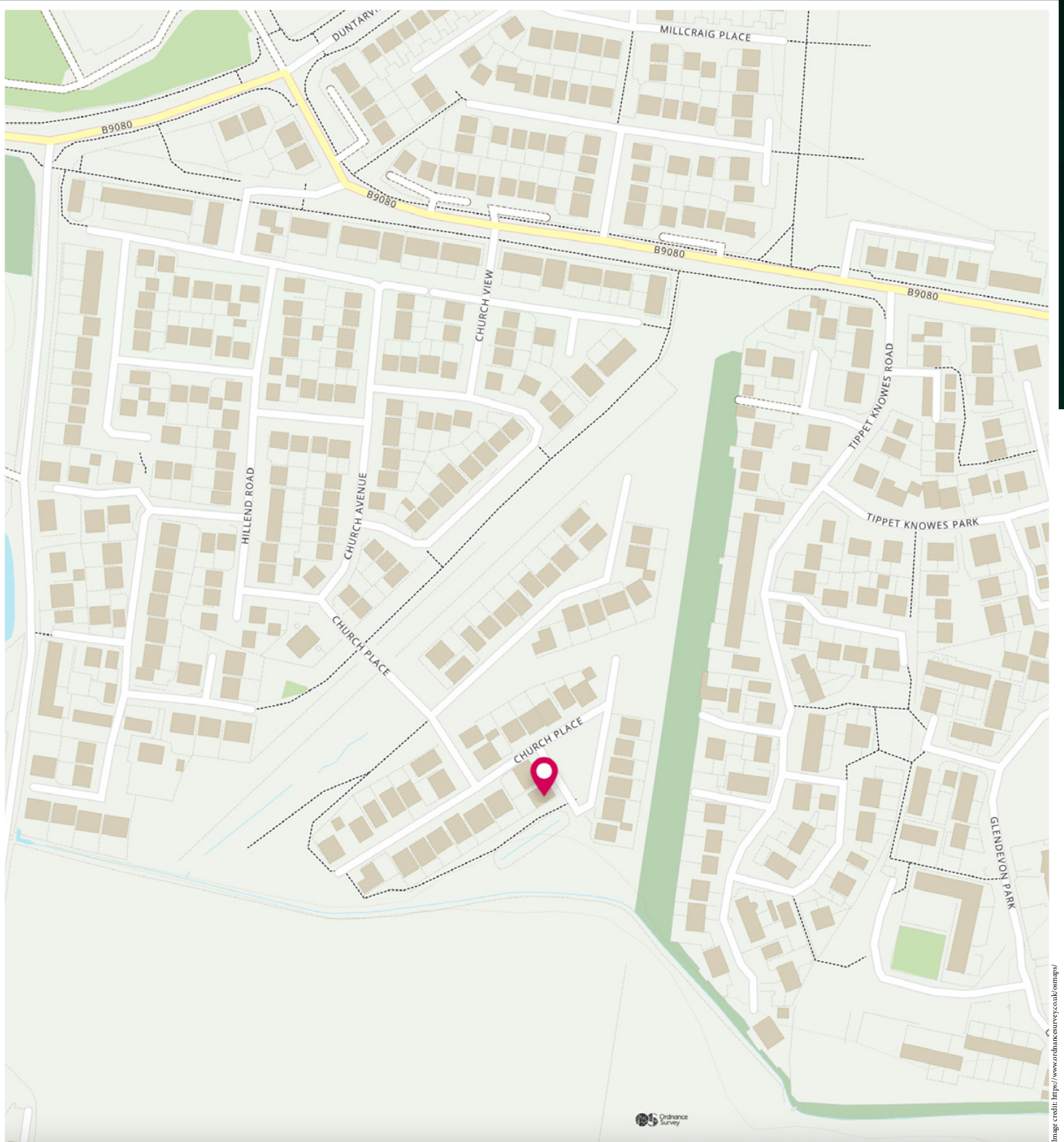
THE LOCATION

Nestled in the heart of tranquil countryside next to the picturesque Union Canal, Winchburgh offers a delightful village atmosphere only 12 miles from the heart of Edinburgh City Centre. Steeped in rich heritage dating back centuries, this vibrant village is poised for a dynamic future, making it an ideal place to call home.

Winchburgh's story begins with its ancient roots, evidence of human settlement dating back to the Iron Age, evolving into a thriving community centred around agriculture and trade, leaving behind a legacy of historic landmarks and cultural treasures. Today, it presents a modern landscape with all the amenities necessary for comfortable living, including a newly built Primary School with adjoining nursery, 2 newly built Secondary Schools, a sports hub with swimming pool, community centre, Sainsburys Local, shops, eateries, hotel, a butcher, a Post Office, medical centre and pharmacy, with Broxburn, South Queensferry, and Kirkliston providing additional amenities. Leisure facilities include golf and bowling clubs, with the Union Canal boasting a cycle path alongside. Winchburgh is ideally placed for the commuter with a regular bus service taking you to the centre of Edinburgh, whilst major access roads together with Edinburgh International Airport allow for ease of travel out with the area.



What truly sets Winchburgh apart is its strong sense of community, where residents come together for a variety of events and activities, fostering friendships and creating a welcoming atmosphere for all who call this village home. As Winchburgh continues to evolve, exciting opportunities for growth and development emerge, with current redevelopment projects including a canalside marina along with an adventure waterpark at Daisy Park. Whether drawn to its storied past, modern conveniences, or natural beauty, Winchburgh offers the perfect balance of tradition and progress, welcoming residents to discover endless possibilities in this charming village nestled between history and innovation.



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