



57 Castle Terrace
Winchburgh, EH52 6RH

deans 
Solicitors & Estate Agents LLP



MID-TERRACED VILLA

- Sitting Room
- Kitchen
- Sun Room
- Three Bedrooms
- Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Rear Garden
- On-Street Parking
- EPC Rating : C



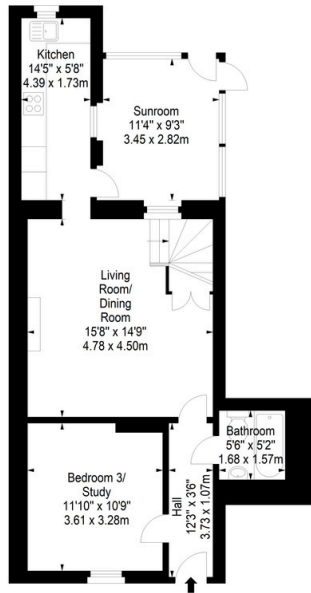
Quietly positioned, this charming and well-presented extended mid terraced villa is situated within the peaceful commuter town of Winchburgh. The property is within easy reach of local amenities, the new marina and a sports centre with swimming pool. There is a regular public transport services which passes through the town and travels to Edinburgh City Centre with the M9 motorway a short drive away providing access to the North and South. In move-in condition, the accommodation would make an excellent purchase for the young professionals/family and comprises; welcoming entrance hall, attractive sitting room with feature fireplace with open plan staircase, modern well laid out kitchen, sun room, three double bedrooms, bathroom with white suite and WC apartment. There is a small easily kept and fully enclosed private rear garden with on-street parking readily available. Further benefits include gas central heating and double glazing. Included in the sale are the; fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, tumble dryer, washing machine and light shades. All appliances are sold as seen with no warranty provided.



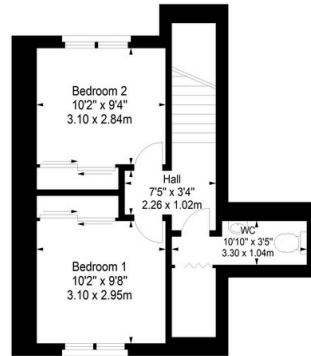
Castle Terrace,
Winchburgh,
Broxburn,
West Lothian, EH52



Approx. Gross Internal Area
1029 Sq Ft - 95.59 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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