

66 Church View | Winchburgh | EH52 6SZ





# 66 Church View

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## DESCRIPTION

'Simply Stunning'

A modern detached villa situated in a preferred position in the development and occupying a generous walled corner plot. The property has been tastefully decorated to provide a home of considerable quality and charm, complimented with a host of features awaiting the successful purchaser including a show piece dining kitchen with open plan family area and doors leading to the manicured private garden.

Whilst individual tastes can vary, the property really can be described as 'walk-in' condition and viewing really is essential to appreciate this superb family home!

EARLY VIEWING IS HIGHLY RECOMMENDED.

## LOCATION

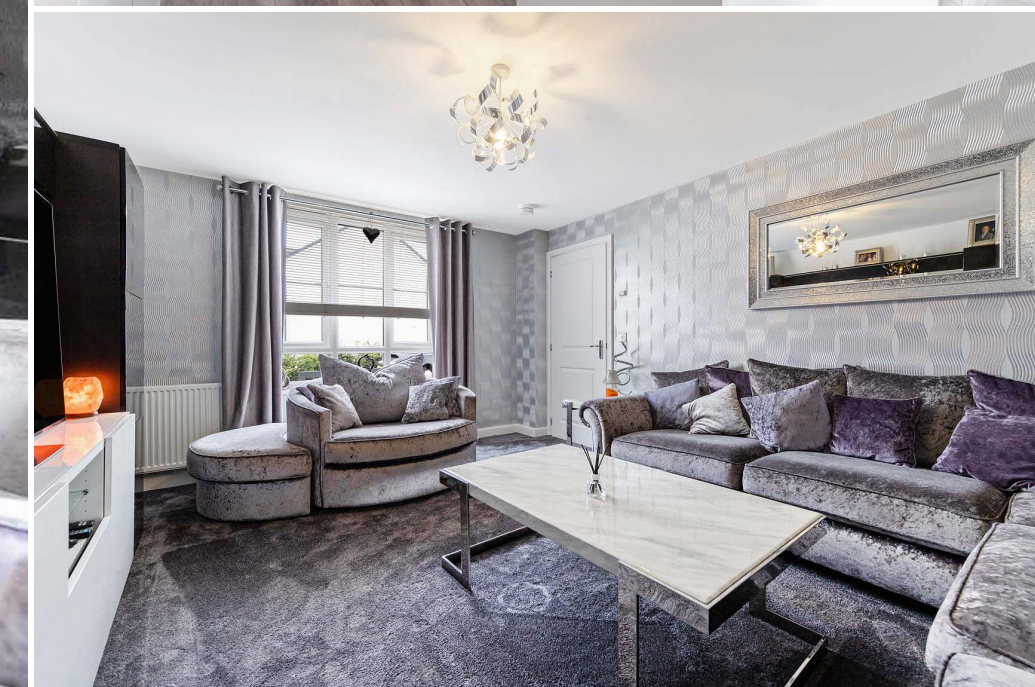
Winchburgh is an up and coming small town situated on the B9080 just off the M9 motorway, and approximately 3 miles from Kirkliston. Close to Edinburgh International Airport, Winchburgh is in the county of West Lothian, and approximately 10 miles from Edinburgh city centre. The village offers an excellent range of local amenities and the towns of South Queensferry, Livingston and Broxburn are a short drive away and provide a good range of local amenities and supermarkets. Surrounded by rolling, open countryside, Winchburgh is at present in the catchment area for Linlithgow Academy, and there is well-regarded primary schooling in the village plus new Primary school to further advance the excellent existing one. There is a local golf course and bowling club. This is a superb central location for commuting to Edinburgh, Livingston and Fife.

## EXTRAS

Include All floor coverings, integrated appliances.

## VIEWING

By appointment - call Gibson's on 01506 414568





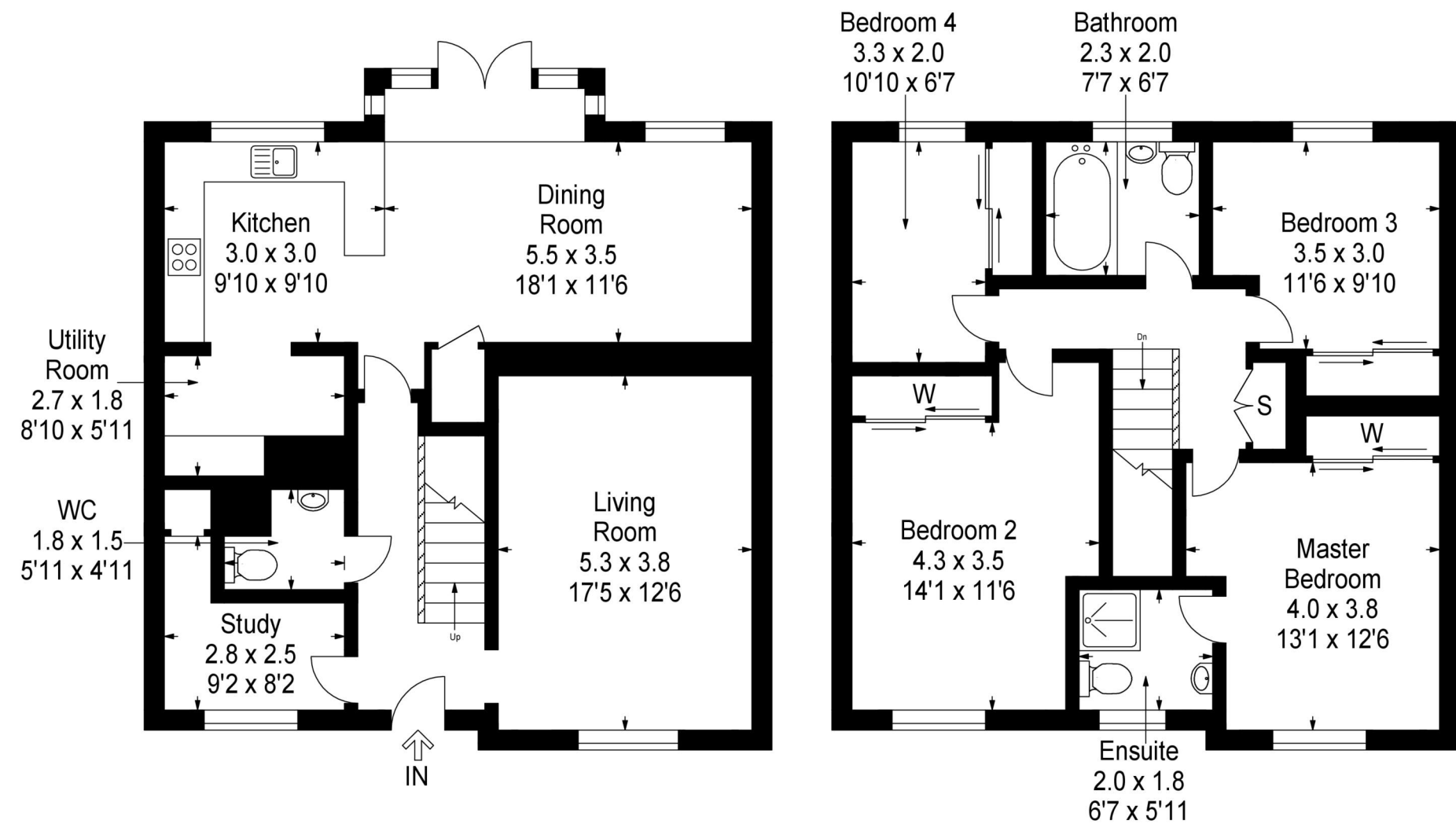


## THE PROPERTY COMPRISES OF:

- Welcoming reception Hallway.
- Well proportioned lounge.
- Particularly useful private home office.
- Ground level W.C.
- Fabulous modern open plan Kitchen/dining and family area.
- Separate Utility.
- Master bedroom with En- Suite shower room and fitted wardrobe.
- Three further double bedrooms.
- Stylish family bathroom.
- Fully enclosed partially walled garden to rear with sun terrace.
- Driveway to front
- Single garage







Ground Floor

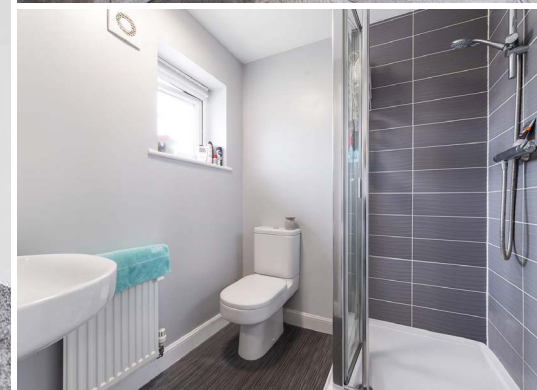
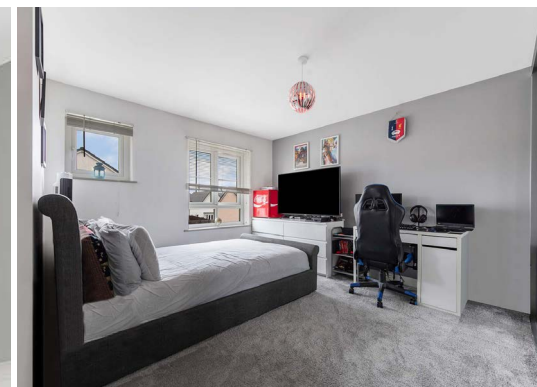


First Floor

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.