

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.



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2 Hillend View
WINCHBURGH • EH52 6WB

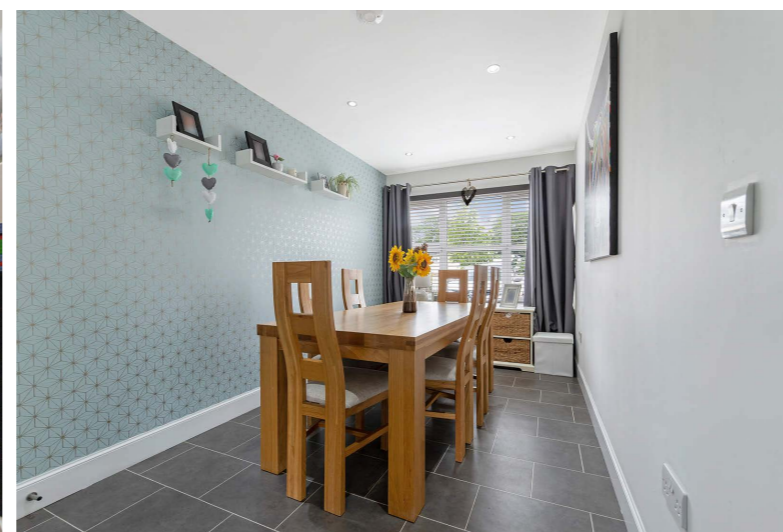
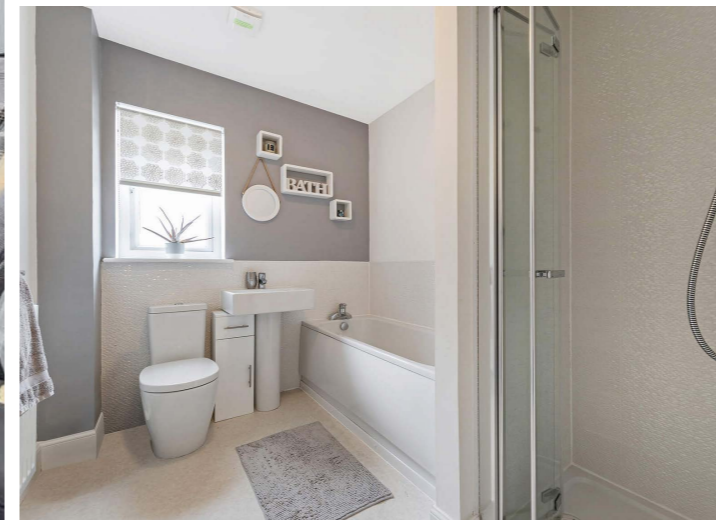
DESCRIPTION

'A Stunning Family Home'

This modern detached villa is situated in a prominent position within this extremely popular residential development, occupying a generous plot with driveway parking for several vehicles. 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 showpiece open plan dining kitchen, separate utility with access to enclosed south facing rear garden. There are two public rooms to choose from and the home is complimented with four family bedrooms with two en suite shower rooms. The home really can be described as 'walk-in' condition with viewing essential to appreciate its many features.

FEATURES

- Welcoming reception hallway with useful storage.
- Well proportioned bay windowed lounge.
- Ground level W.C.
- Fabulous modern showpiece kitchen with open plan dining room
- Separate utility
- Master & guest bedroom with en-suite shower rooms.
- Two further double bedrooms
- Stylish family bathroom.
- Fully enclosed rear garden.
- Driveway parking for a number of vehicles



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, light fittings and blinds.

VIEWING

By appointment - call Gibson's on 01506 414568



PRICE £POA