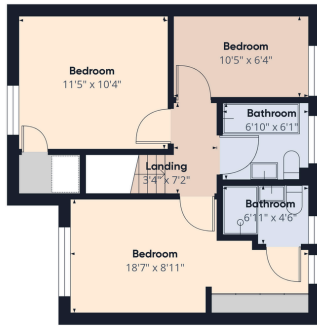




Floor 0



Floor 1

Approximate total area⁽¹⁾
1007.73 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS SPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS SPMS 3C.

GIRAFFE360



DESCRIPTION

3 Bed Semi -Detached Home

Located in the sought after Winchburgh area this 3 bedroom semi detached property with single garage is a great place to call home. The property offers open plan kitchen/diner with doors to private rear garden as well as ample storage throughout.

Integral viewing highly recommended to appreciate this beautiful home.

The property comprises of:

- Welcoming hallway
- Bright spacious lounge with box bay window
- Modern and fresh fully fitted kitchen/diner with doors to garden
- Utility room leading to ground WC
- Modern family Bathroom
- Primary bedroom with fitted wardrobes and en-suite shower room
- Bedroom 2 with storage space
- Bedroom 3/office
- Driveway to front
- Single garage
- Private rear garden

Viewing by appointment with Gibson Estate Agents 01506 414568



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, There is well-regarded primary schooling in the village plus the newly built Winchburgh academy. There is a local golf course, Xcite gym and bowling club. This is a superb central location for commuting to Edinburgh, Livingston and Fife.

