



## Winchburgh | Church Place | Offers Over £370,000

A stunning 4 bedroom detached property built by Robertson Homes, with impeccable design, style and interiors it simply has it all!



Step into the embrace of 17 Church Place, an exquisite family abode that epitomises the pinnacle of luxury living, nestled within the tranquil surroundings of Winchburgh, West Lothian. Designed to perfection, this four-bedroom, three-bathroom house is an idyllic retreat tailored for families seeking top-class flooring, finishes, and conditions. This luxurious home stands as a testament to impeccable design, style, and interiors. Nestled in a serene locale, this residence exudes sophistication and elegance at every turn.

Boasting a Robertson Homes pedigree, the property commands attention with its handsome exterior front, leading to an entrance hallway graced with striking 'Antico' herringbone flooring, a classic touch that flows seamlessly throughout the ground floor. The lounge, aglow with natural light from the large window, features beautiful neutral tones complemented by stunning wall panelling and a subtle wallpapered accent. A true delight for spending cosy nights in.

The high-end kitchen is a chef's delight with integrated appliances, a breakfast bar, and exquisite worktops matching the splashback. Spotlights and undercounter lighting illuminate the space, which extends to a utility room and a cloakroom adorned with crisp, white metro-style tiles. The heart of this home is the breathtaking garden room, open plan to the kitchen, showcasing floor-to-ceiling windows that offer an uninterrupted view of the serene gardens. A very versatile room, a true sanctuary designed to enhance your lifestyle. This beautifully crafted space offers endless possibilities, making it the perfect addition to this stunning home.



Ascending to the first floor, the master bedroom exudes calm with its relaxing green tones, panelled walls, fitted wardrobes, and an elegant en suite featuring a double shower. Three additional bedrooms provide ample space for free-standing furniture, each reflecting the property's commitment to impeccable design. All bedrooms feature the same stunning herringbone flooring as found downstairs. The family bathroom continues the theme of elegance with a white three-piece suite and tasteful tiling.

Outside, the property presents a fully enclosed rear garden with a double panelled fence, perfect for children and pets. The landscaped haven is an enchanting space for summer leisure, complete with paved areas, artificial grass, and vibrant borders.

Further enhancing this home are practical features like a driveway for two cars, a single garage with power and light, gas heating, solar panels, and double glazing. 17 Church Place is more than a house; it's a sanctuary designed for the discerning family in search of privacy, luxury, and comfort.





#### Location:

Nestled in the picturesque countryside of West Lothian, Scotland, lies the charming village of Winchburgh. Steeped in rich history and surrounded by breath-taking natural beauty, Winchburgh offers a serene retreat from the hustle and bustle of city life.

With its convenient location just a short distance from both Edinburgh and Glasgow, Winchburgh strikes the perfect balance between rural tranquillity and urban accessibility. Residents enjoy easy access to a range of amenities, including shops, superb schooling and recreational facilities, making it an ideal place to call home for families and professionals alike.

The larger towns of Broxburn and Linlithgow are nearby offering a full range of amenities. A train station in Linlithgow and Uphall Station offers services to both Edinburgh and Glasgow

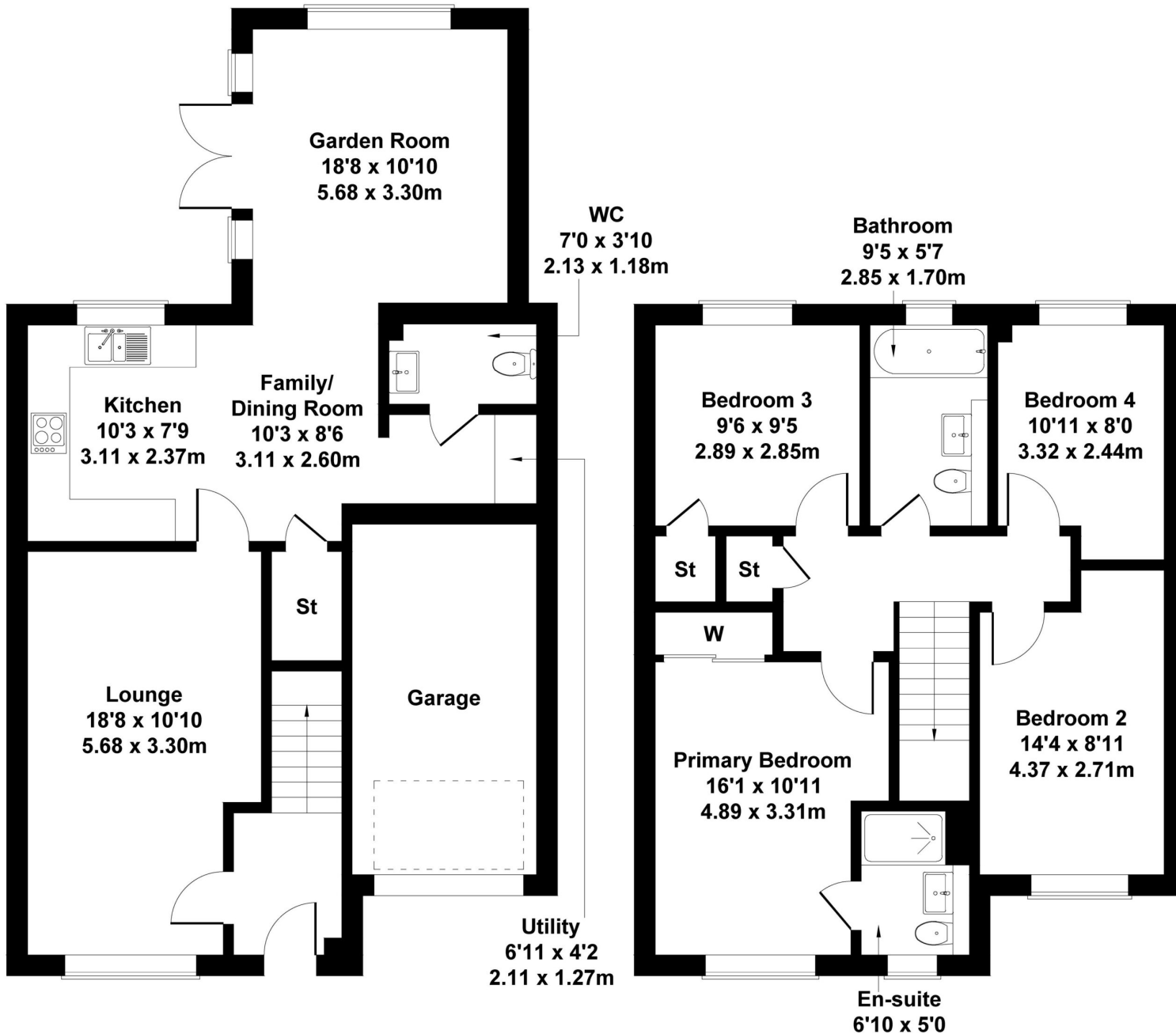


Whether you're exploring the scenic countryside, soaking in the local culture, or simply enjoying the peace and quiet of village life, Winchburgh offers a unique blend of charm, convenience, and opportunity. Welcome to Winchburgh, where every day brings new adventures and unforgettable experiences.

#### Extras:

Floor coverings, blinds, curtains, light fittings (except garden room) and integrated appliances.





**All Enquiries**

Telephone: 01506 500 999  
 E: [info@hometownestateagents.co.uk](mailto:info@hometownestateagents.co.uk)  
 W: [hometownestateagents.co.uk](http://hometownestateagents.co.uk)



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