



18 Church View, Winchburgh

Offers Over £224,000





## 18 Church View

Winchburgh, Broxburn

Chloe Mason with RE/MAX Estates welcomes to the market this beautifully presented three-bedroom end-terraced home, located in the highly sought-after and fast-growing Winchburgh development.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





### **Lounge**

A bright and airy lounge with ample space for a full suite of living furniture. Neutrally decorated, this room is perfect for relaxing or entertaining and benefits from a large front facing window that floods the space with natural light.

### **Kitchen / Diner**

A modern fitted kitchen with plenty of worktop and cupboard space. Includes an integrated oven, 4-point hob, extractor hood, dishwasher and a wall-mounted boiler neatly housed in a fitted unit. Patio doors open directly onto the rear garden, offering an al fresco feel and a beautiful open outlook.

### **Utility Room**

The separate utility area offers handy additional storage and plumbing for a washing machine and/or tumble dryer—keeping laundry tucked out of sight and your kitchen free for cooking.

### **Guest WC**

Conveniently located on the ground floor, the downstairs cloakroom is fitted with a WC and wash basin, ideal for guests or family life.

### **Bedroom 1**

A spacious and serene front-facing double bedroom with a beautiful outlook over the quiet, well-kept estate and surrounding greenery. This room offers excellent floor space for freestanding wardrobes and furniture.

### **Bedroom 2**

Another generous double room, ideal as a guest room, second bedroom, or home office—well-proportioned with excellent floor space.

### **Bathroom**

A fresh and modern three-piece family bathroom suite with bath, overhead shower, WC, and wash basin, styled in clean, neutral finishes.

### **Bedroom 3**

A well-sized bedroom with lovely views of the rear garden grounds, and offering the flexibility for use as a study, dressing room, or child's bedroom.







## REAR GARDEN

The private, fully enclosed rear garden is perfect for family life or entertaining, featuring a decked area ideal for outdoor furniture, a laid lawn, and a paved path leading to a rear gate. The gate provides direct access to the private parking space, with additional visitor parking available within the development. A shed offers excellent storage for garden tools or bikes, and there's a convenient bin storage area tucked away. The garden also links to beautiful nearby walking paths, offering a peaceful extension to the outdoor lifestyle.

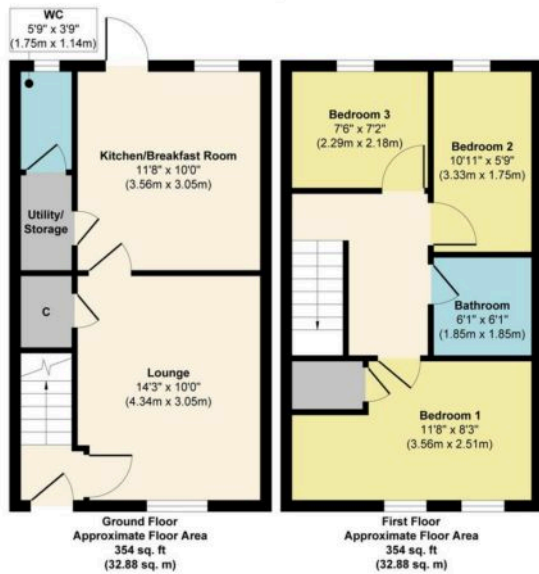
## ALLOCATED PARKING

1 Parking Space

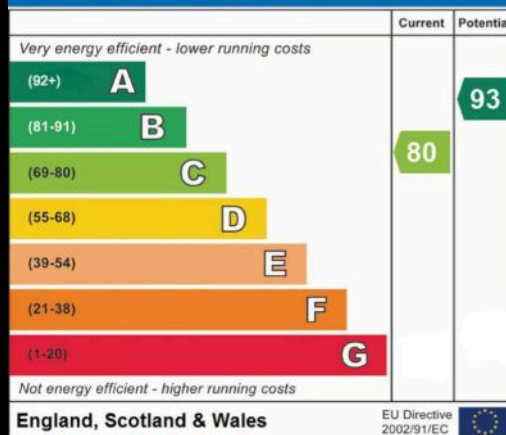




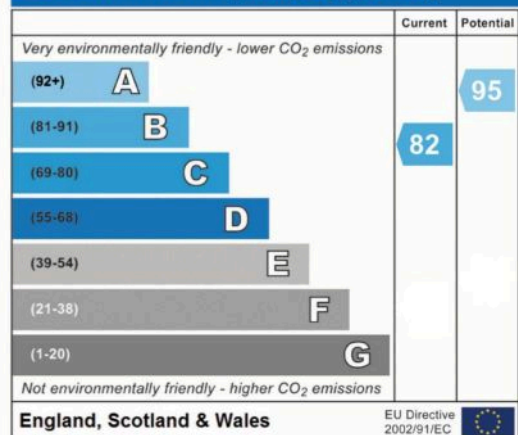
18 Church View, Winchburgh, Broxburn, EH52 6SZ



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating







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