



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Niddry House

Winchburgh EH52 6PP

Niddry House

Nestled on the edge of the charming village of Winchburgh. This stunning four-bedroom executive house is a true blend of luxury and comfort, offering a fantastic lifestyle for a large family to entertain family and friends. With open countryside as your backdrop, this home promises tranquillity and lovely views.

Step inside to discover an abundance of space with five versatile reception rooms, perfect for modern family living and entertaining. The formal sitting room exudes elegance, providing a peaceful retreat around the wood-burning stove. The heart of the home is undoubtedly the generous kitchen/dining room, which comes with extensive fitted cabinets and worktop space, complete with a feature range cooker. This space seamlessly flows into the sun-drenched garden room, creating an inviting atmosphere for morning coffees and lazy brunches. A utility room leads to a converted double garage, now a functional work studio perfect for home projects or remote working or could easily be returned into garages. On the mid-landing, you'll find a spacious bedroom, currently being used as a cinema room, equipped with a projector, screen, and a premium surround sound system. A handy office/study is located off this room.

Property Summary

- Exclusive detached home , backing onto open countryside
- Entrance vestibule & central hall; with shower room
- Elegant sitting room with wood-burning stove
- Impressive kitchen & dining room
- Garden room
- Cinema room/bedroom 5 & study/office adjoined
- Utility room
- Work studio/ offices - (converted double garage)
- Master bedroom with built-in wardrobes & four-piece en-suite bathroom
- Further four generous double bedrooms
- Three-piece family bathroom
- South-facing mature rear garden, with numerous garden huts/play house
- Gas central heating, double glazing & solar panels
- Monobloc driveway providing parking for multiple vehicles
- EPC Rating - B | Council Tax Band - G

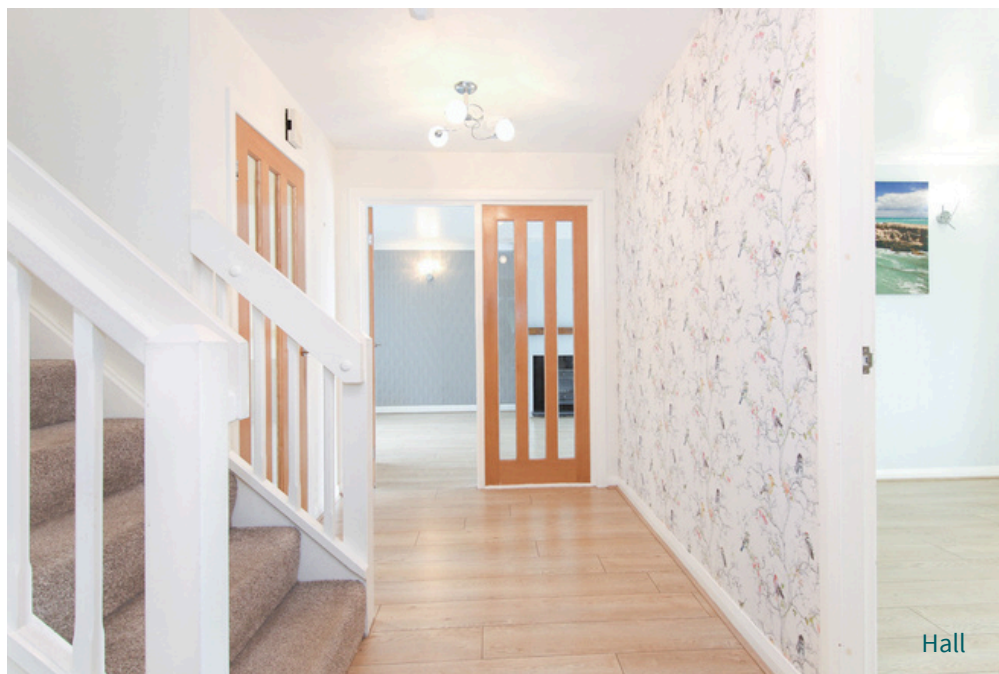
Home Report Value - £450,000





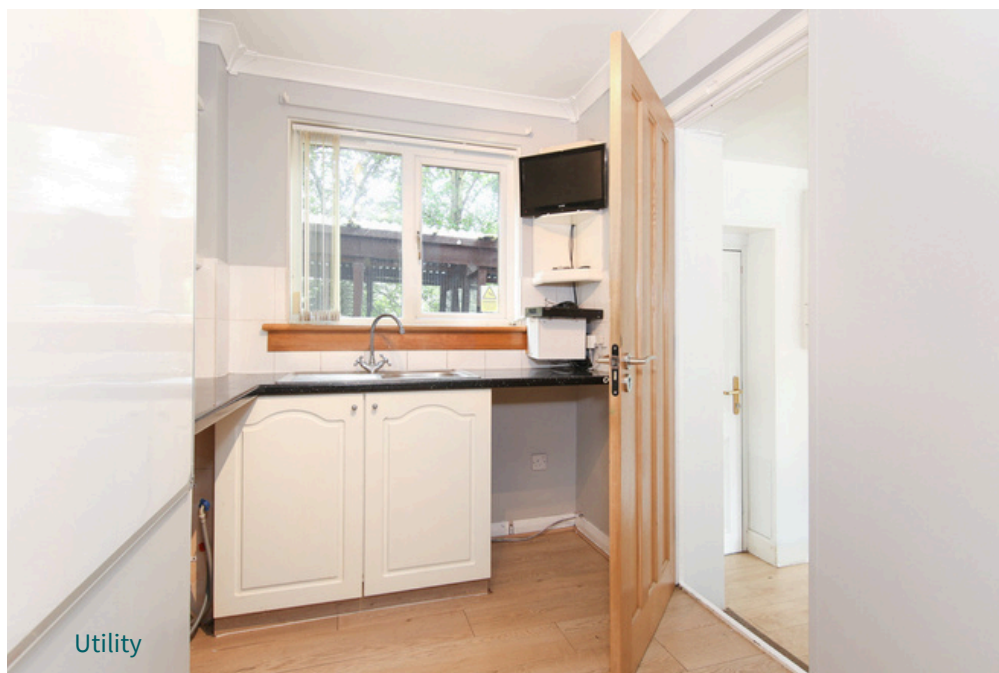
Bedroom 5 / Cinema Room





Hall

Substantial five
bedroom detached
home, with versatile
accommodation



Utility



Workshop/Studio/Office

Bedroom 1





Bedroom 1



En-suite Bathroom



Bedroom 3



Bedroom 4

Bedroom 3



Bathroom



Shower Room

Upstairs, the master bedroom, features built-in wardrobes and a luxurious four-piece en-suite bathroom. Four additional generous double bedrooms and a well-appointed family bathroom ensure ample space for the entire family and guests. A shower room is also, found on the ground floor.



The south-facing rear garden is a private oasis, offering patio seating areas that overlook the stunning countryside, a perfect outdoor sanctuary. Numerous sheds, summer house and play house run down the side of the property.

To the front is a paved drive, which offers multi-vehicle parking, along with a carport.

Solar panels are fitted on the roof.

Extras: all fitted floor coverings, light fittings, window furnishings, wood-burning, stove, projector, projector screen, surround sound system, all kitchen appliances, numerous sheds, summer house and playhouse, included in the sale.



Winchburgh

Located 12 miles west of Edinburgh, Winchburgh, sits next to Kirkliston and offers fast, easy access to the motorway network for a swift commuting across the Lothians, the West, as well as easy access to Edinburgh Airport.

It is undergoing £1bn development aimed for completion by 2023, with additional shopping amenities being provided, along with a primary and two secondary schools. There is improved transport links – including the re-instatement of a train stop and a new marina area for the Union canal.

Currently the village boasts two local supermarkets, a butcher and a post office, a pharmacy, two primary schools and the 'Tally Ho' pub. The area also falls under the catchment area for the prestigious Linlithgow Academy and Broxburn Academy. An excellent sense of community is created by numerous sports and social clubs, a golf club, and a community centre hosting activities and events.

The surrounding countryside promises an idyllic backdrop for outdoor pursuits and a scenic cycle route runs along the Union Canal towpath to the capital, with a new marina being created for the canal.

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dream property!



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