



207 Glendevon Park
WINCHBURGH | WEST LOTHIAN | EH52 6UQ


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Semi-detached villa located in a popular residential area of Winchburgh with excellent amenities and schooling close by. This property will appeal to many buyers from first time purchasers to families. On the lower level there is a welcoming entrance hallway with good storage, shoe cubby, and a handy wc. Situated at the rear of the house is a spacious lounge with dining area and twin patio doors giving access to the fully enclosed south facing rear private garden. The kitchen is fitted with modern floor and wall units with space for appliances. On the upper level are the four spacious double bedrooms, upper landing with storage, and family bathroom with dual headed Thermo heat shower over bath. The property benefits from gas central heating and double glazing and externally there is a south facing secure rear garden laid to lawn giving a perfect play area for children and pets and a patio area, ideal for alfresco dining.

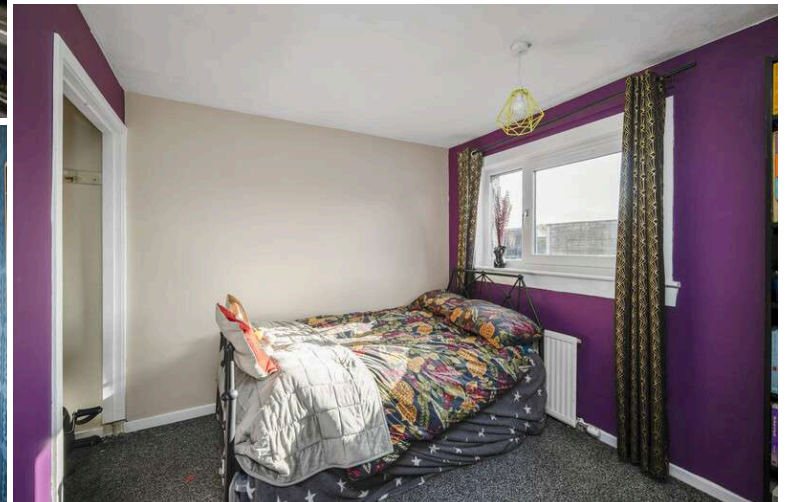
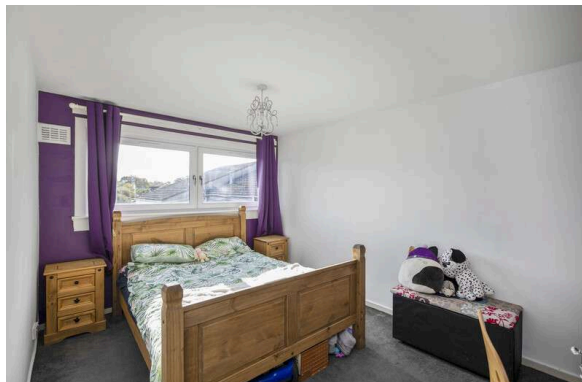
- Semi-detached villa
- Entrance hallway with wc
- Spacious living/dining room with direct access to south facing private rear garden
- Modern kitchen with space for appliances
- Four generous double bedrooms
- Gas central heating
- Double glazing
- Fantastic storage options including attic
- South facing rear garden laid to lawn with patio area

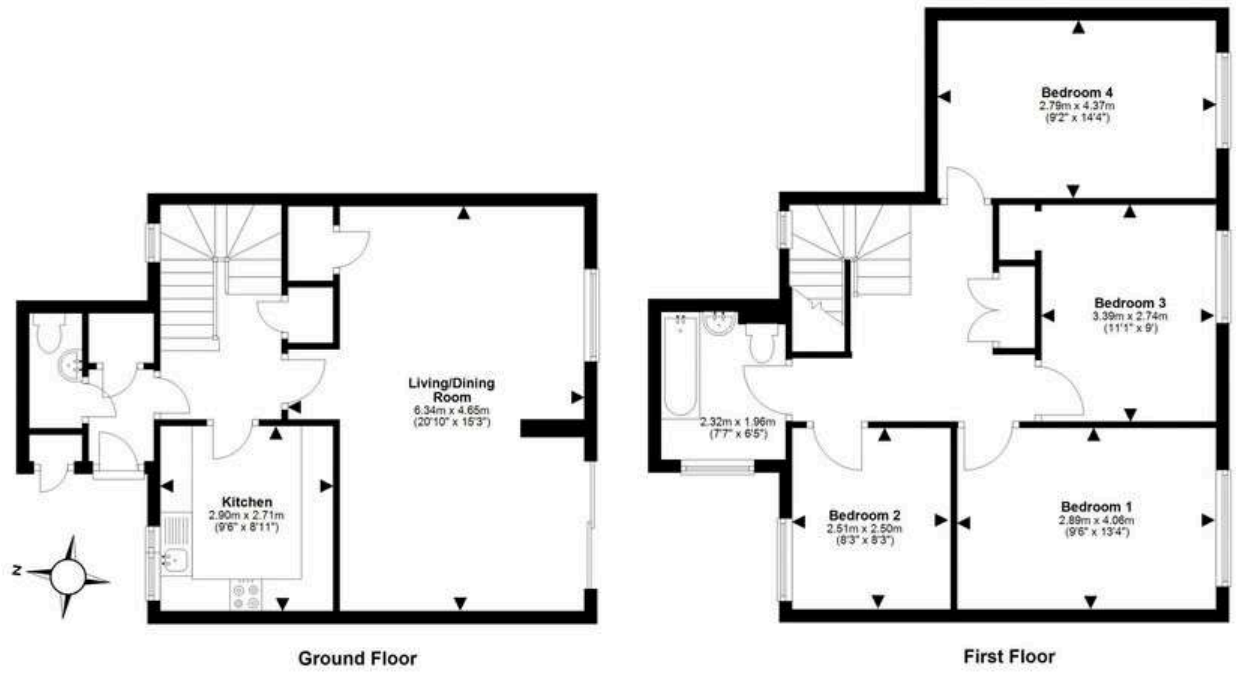
Included in the sale will be the cooker, dishwasher, kitchen blinds and hall curtains. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located in the popular West Lothian village of Winchburgh, which lies some 14 miles from Edinburgh, and is well within commuting distance of Edinburgh and Livingston. The property is well positioned to take advantage of a good range of shopping outlets on nearby Main Street, with further amenities to be found at Kirkliston and Broxburn, including excellent sporting and recreational facilities. Winchburgh has its own primary and secondary schools. An efficient public transport network operates throughout the town, into Edinburgh and throughout West Lothian. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.