



FAT DONUT
SWEETS & DESSERTS

KING
TURKISH BARBER

07872 634923

Streaks Ahead

Unisex Salon

Tel: 01506 89 1337

HAIR & BEAUTY

BARBER
SHOP

44A Main Street
WINCHBURGH | EH52 6RT

warners
solicitors & estate agents



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Bright and spacious main door upper maisonette located in the popular residential area of Winchburgh with excellent local amenities and transport links on it's doorstep, 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. Situated at the front of the property is a spacious lounge with storage/display alcove, fireplace, and space for dining. The rear facing kitchen is fitted with floor and wall units with space for appliances and the bathroom benefits from an electric shower over bath and completes the accommodation on this floor. On the upper level are the two spacious double bedroom with integrated storage and far reaching views. The property further benefits from gas central heating and double glazing and externally there is a well kept communal garden and drying green.

- Bright and spacious main door upper maisonette
- Lovely far reaching views to front and rear
- Two double bedrooms with integrated storage
- Spacious bathroom with electric shower over bath
- Gas central heating and double glazing
- Good storage options
- Communal garden and drying green

Energy Rating D, Council Tax Band B.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

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

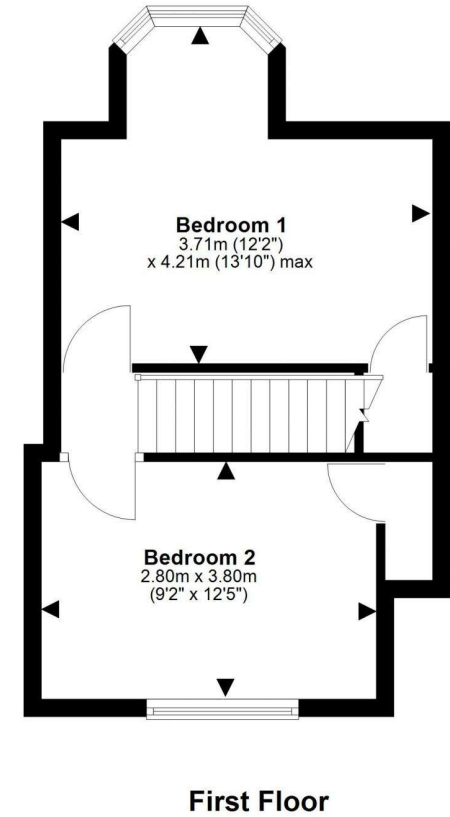
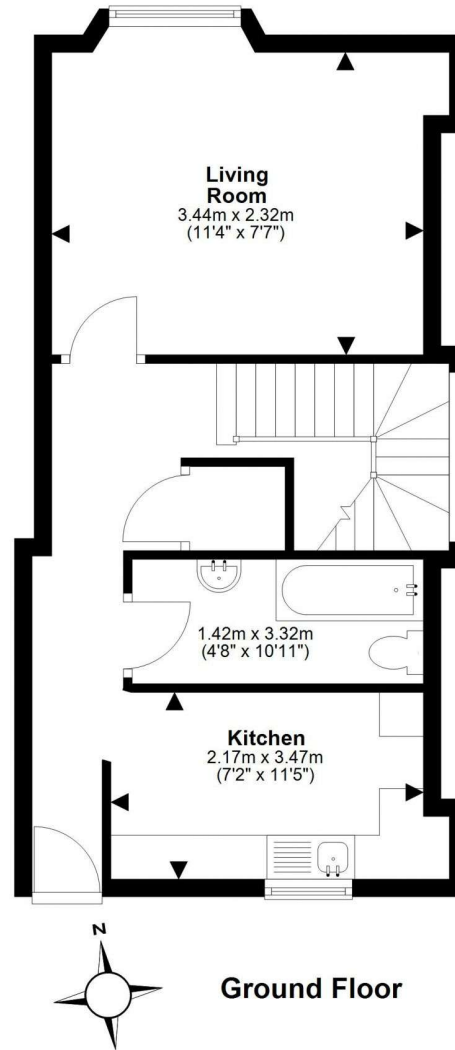




All fixtures, fittings and appliances will be included in the sale.

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 school, with secondary schooling available at nearby Broxburn. 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.





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