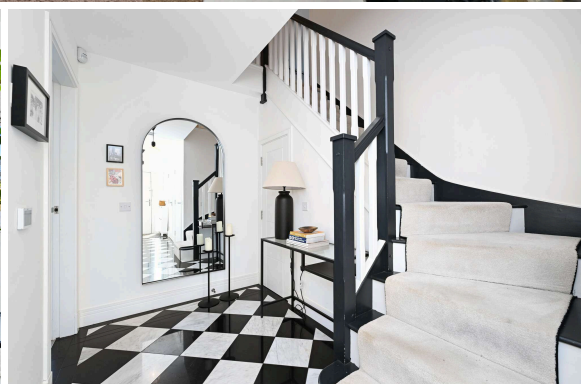
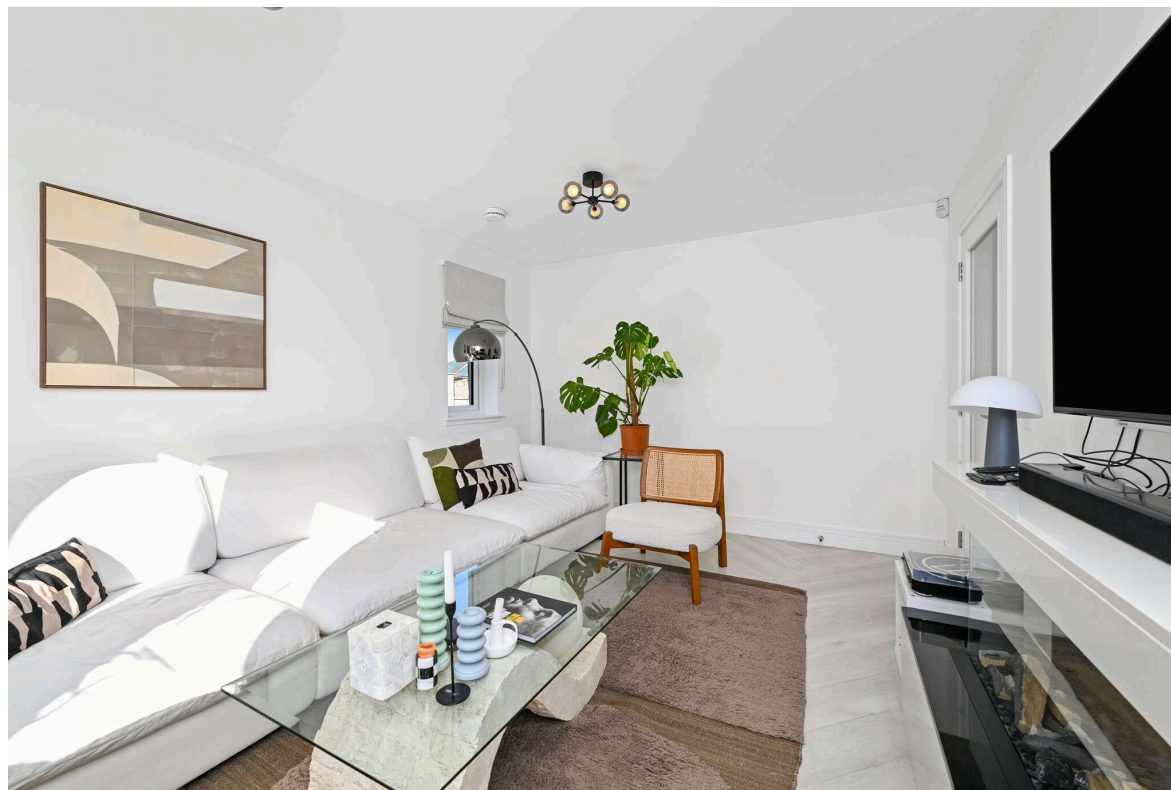




26 Beaton Drive
WINCHBURGH | WEST LOTHIAN | EH52 6FS


warners
solicitors & estate agents





26 Beaton Drive

WINCHBURGH | WINCHBURGH | EH52 6FS

Beautifully appointed four bedroom detached family villa close to the town's amenities and the central motorway network for commuting. Luxuriously finished with stylish fittings throughout, and boasting a large enclosed rear garden, the property is ideally positioned with a leafy outlook to the rear on this sought after development. This well presented home provides a light filled and spacious interior benefiting from all modern comforts, with great flexibility for families to use the accommodation to suit their own requirements. The ground floor level includes a comfortable front facing living room with fabulous media wall, the modern dining kitchen is fitted with floor and wall units, a full range of appliances including a wine cooler, and bi-fold doors opening directly to the rear garden. The fully enclosed and private grounds are generous in size and include a lawn for children to play on and a patio for outdoor relaxation. There is a wc facility and a handy utility room with direct access to the integral garage. On the upper floor are four double bedrooms, the principal and guest bedrooms boast beautifully fitted en-suite shower rooms and three of the four bedrooms are fitted with integrated wardrobes. A family bathroom with separate dual headed shower cubicle completes the internal accommodation. Further benefits on offer include gas central heating, double glazing, driveway and integral garage.

Extras: All curtains, blinds, light fittings, garden container, integrated white goods. The washing machine & tumble dryer are not included in the sale.

Energy Rating A | Council Tax Band F

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





- Excellent family sized accommodation on beautifully appointed plot
- Luxuriously presented
- Living room with feature media wall
- Contemporary kitchen /dining/family room with bi-fold doors to garden
- Utility room with access to integral garage
- Downstairs WC
- Upper landing
- Four double bedrooms, three with fitted wardrobes
- En-suite to principal and guest bedroom
- Family bathroom with separate shower cubicle
- Gas central heating
- Double glazing
- Garage
- Driveway
- Generous sized fully enclosed garden

Factoring cost is payable to Ross and Liddell and costs around £50 Per quarter. This covers ground maintenance, management fees and insurance etc.



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.



