




COULTERS[©]

11 WINCHBURGH ROAD

WOODEND, NEWTON, EH52 6QB

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

11 Winchburgh Road is a breath-taking four bedroom home, offering sophisticated style and practical family living, in combination with wonderful open south facing views of the surrounding countryside. Lovingly built by the current owners, the property is flooded with natural light, finished to an impressively high standard throughout, with energy efficiency also in mind to create the perfect family home.

The front door opens onto a welcoming hall, with a practical coat cupboard for outer wear. The airy, open space leads through to the stunning, spacious open plan sitting room / dining room/ kitchen. This is where one requires a moment to pause and absorb the fantastic outlook, provided by a wall of glass with an expansive sliding door to let the outside in.

KEY FEATURES



Breathtaking detached modern home with stunning countryside views.



Four beautiful double bedrooms, one with en-suite shower room.



Delightful front and rear gardens.



Driveway for up to 6 cars.



Superbly on the edge of the charming village of Newton.



Energy efficient air source heat pump and triple glazing.



EPC Rating - C



Council Tax Band - G



There is ample space for both a generous seating area and a large dining area, whilst still being able to enjoy the views.

Epitomising modern style, the well-equipped contemporary kitchen boasts an elegant island with an induction hob and pop-up sockets. Flanking the rear wall, the sleek dark cabinetry incorporates two ovens, a microwave/grill/oven, dishwasher and full-height fridge and freezer. A pantry cupboard provides yet more storage, whilst a side door gives quick and direct access to the side/rear garden.

To the rear of the property is a lovely lounge looking out to the back garden, in addition to a charming double bedroom with fitted wardrobes. Also at ground level is a luxurious shower room (with wash hand basin and WC) and large utility room, complete with a washing machine, tumble dryer and clothes pulley.





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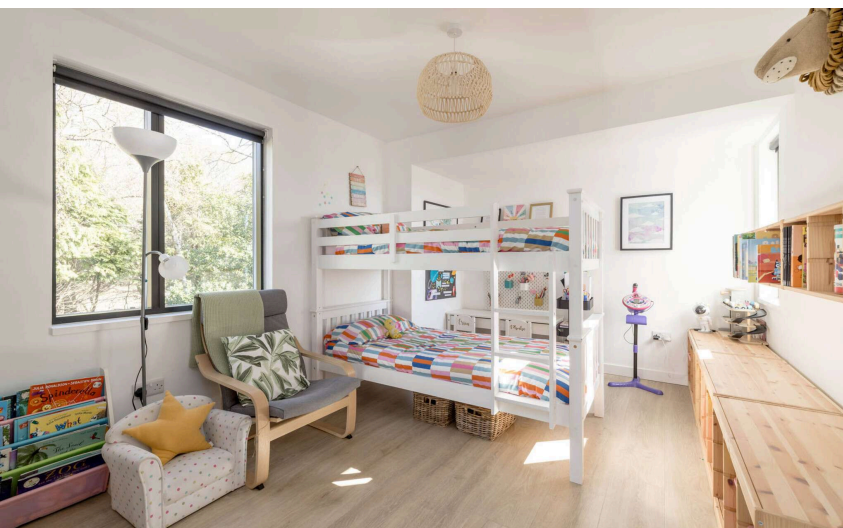
On the first floor, the principle bedroom enjoys yet further breathtaking views of the surrounding countryside and benefits from both an elegant en-suite shower room (with large rainfall shower, WC and wash hand basin) and a separate walk-in dressing room.

There are two further spacious double bedrooms (one with fitted wardrobe) and a great family bathroom (bath with shower over, WC and wash hand basin) which benefits from yet more light from the skylight overhead. The upper hallway provides a large linen cupboard and a picture window provides stunning views to the south.

The home is extremely energy efficient with triple glazing, whilst an air source heat pump provides heating and hot water.

Externally there is a rear garden, surrounded by trees, in addition to a double shed. The large front garden is the perfect spot from which to bask in the sunshine whilst enjoying the view from the large decked area. There is also a large lawn, established raised flower beds, BBQ area and sunken trampoline. The driveway has space for up to 6 cars in addition to unrestricted on street parking.









THE LOCAL AREA

Winchburgh Road, Woodend is located on the outskirts of Newton Village, a pretty spot, just west of South Queensferry.

Nearby Winchburgh offers an ever growing range of amenities. The town already has 2 senior schools, two primary schools and a sports hub with another primary school due to open in 2025. Winchburgh Marina, which sit on the Union Canal, was opened in 2024 and Auldcathie Park offers 85 acres of green open space. The main street hosts two small supermarkets, a pharmacy, hairdressers, sweet shop, pet shop, food takeaways and an award-winning butcher.

Larger high street retailers can be found on the way into Edinburgh at The Gyle Shopping Centre and the beautifully manicured parkland and costal paths at Hopetoun House are also within easy reach.

The property is ideally located for the motorist with quick access to the M9, M8 and Queensferry Crossing providing routes into Edinburgh City Centre, Glasgow and up to Stirling and Fife. The nearest Train Station is Dalmeny and Edinburgh Airport is only a short distance away.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. The washing machine and tumble dryer are available by separate negotiation.

As the home has an air source heat pump, the current owners are part of the Renewable Heat Incentive and receive circa. £350 in funding per quarter. This runs until March 2026 and we understand this benefit can be transferred to the new owners.



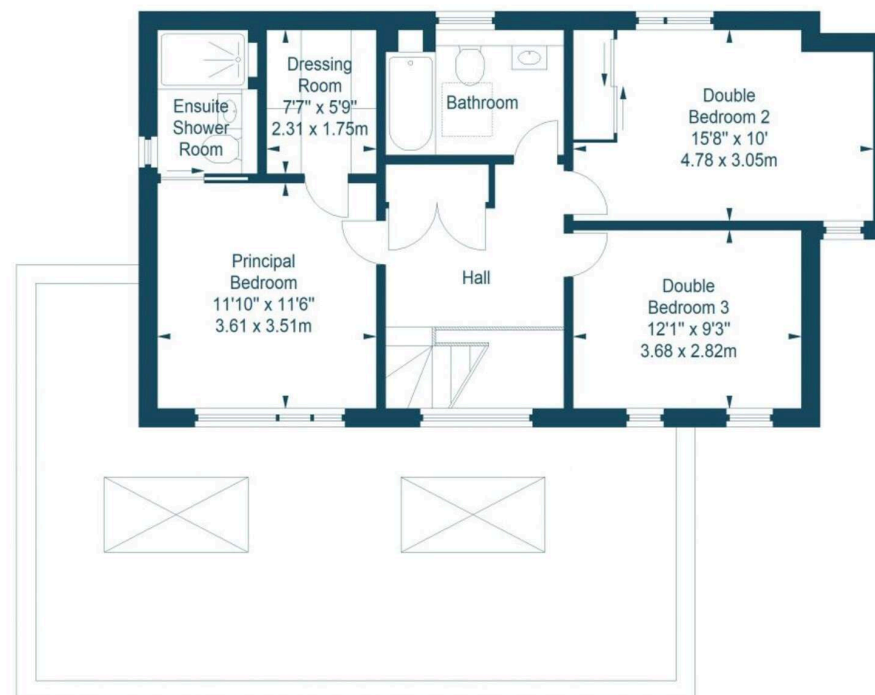
Winchburgh Road,
Winchburgh,
Broxburn,
West Lothian, EH52 6QB



Approx. Gross Internal Area
1918 Sq Ft - 178.18 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.