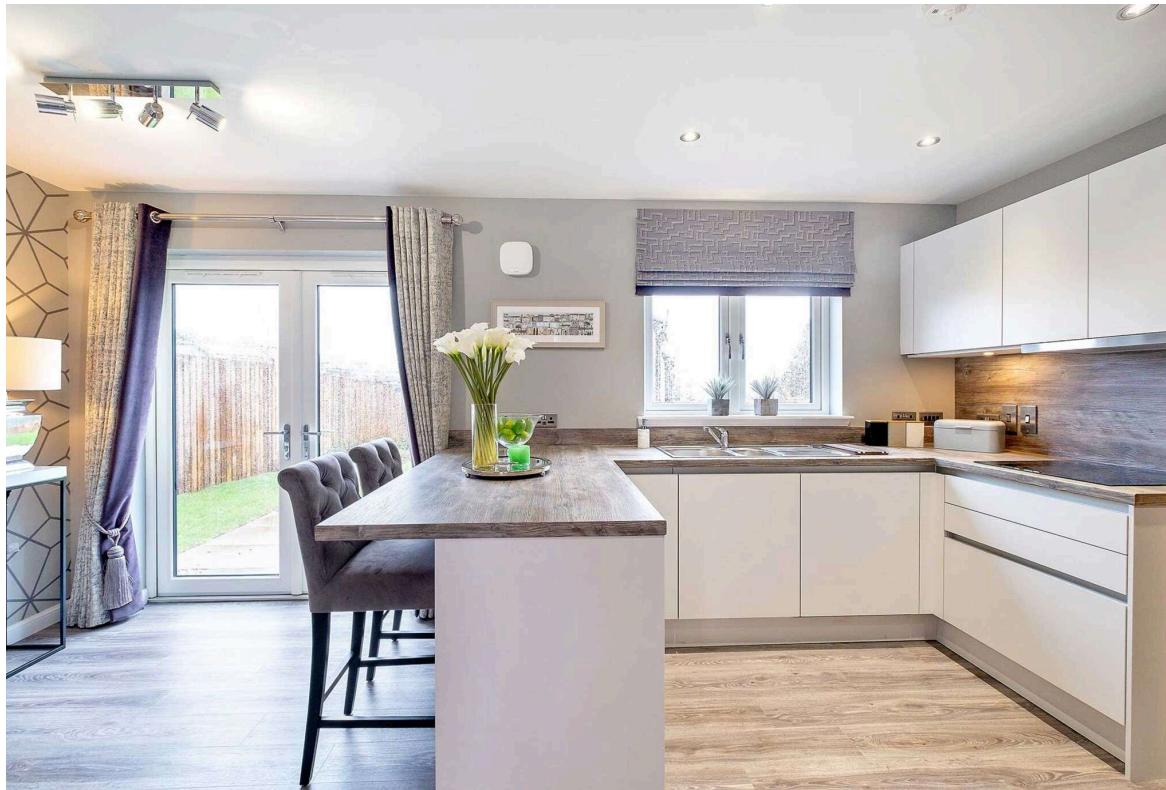




Plot 7, The Birch  
WINCHBURGH | BROXBURN | EH52 6QP

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solicitors & estate agents



## Plot 7, The Birch

WINCHBURGH | BROXBURN | EH52 6QP

An impressive 4-bedroom home with single detached garage, The Birch offers outstanding living accommodation for families. The open plan dining kitchen includes a contemporary breakfast bar and plenty of space for a dining table.

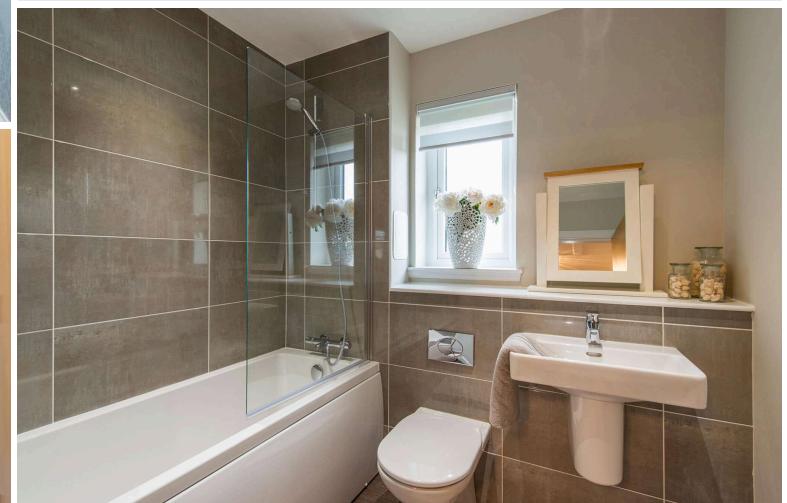
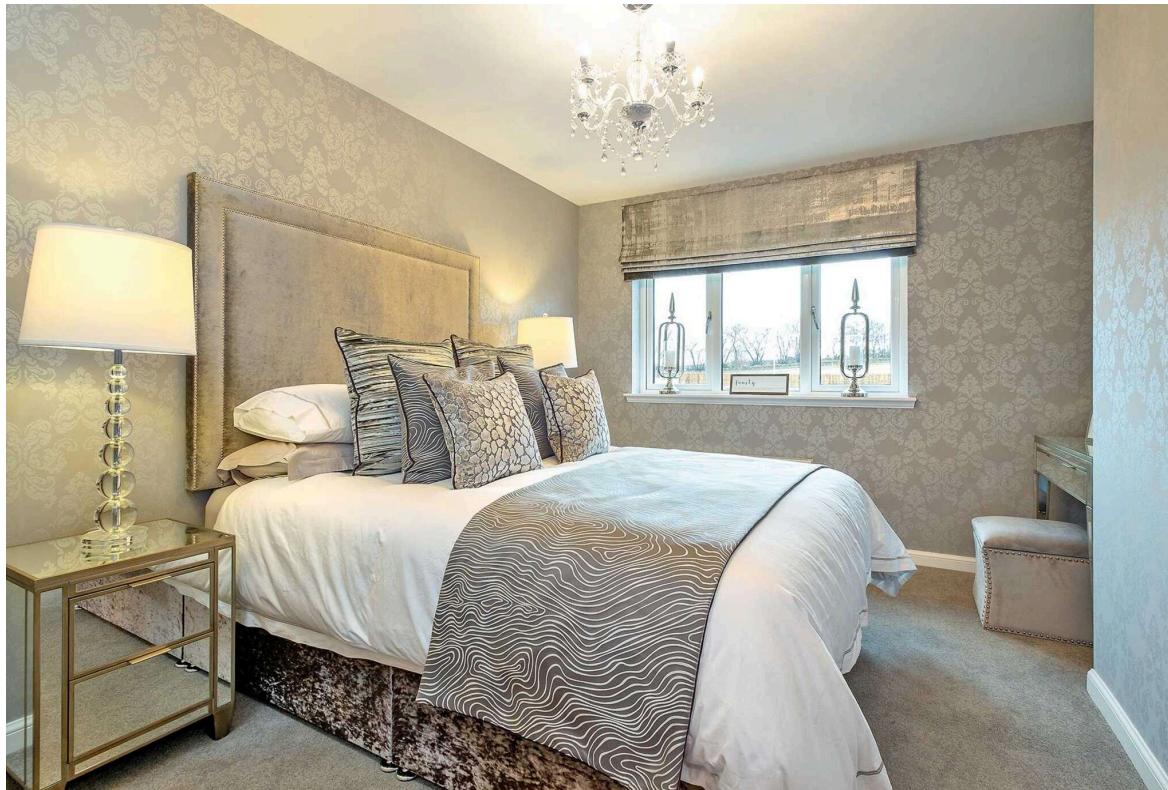
Overlooking the front garden is a family room and separate living room. There is also a guest cloakroom and storage cupboard.

Upstairs are four double bedrooms. The master suite comes complete with fitted wardrobes and its own stylish en-suite, with shower. The guest bedrooms are spacious and there is a luxurious family bathroom.

- Four bed detached family home
- Kitchen/Dining room with utility room and WC
- Principal bedroom with ensuite
- Great sized family bathroom
- Private rear garden
- Internal single garage

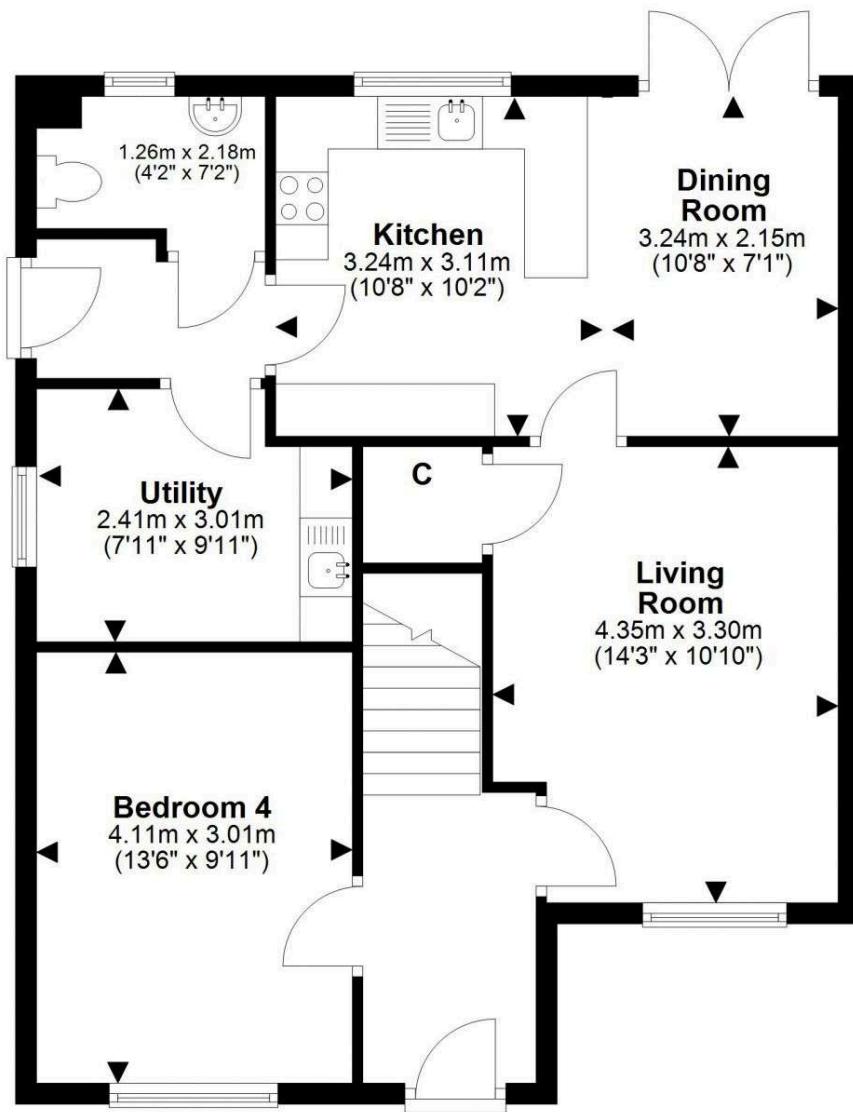
Energy Rating B.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

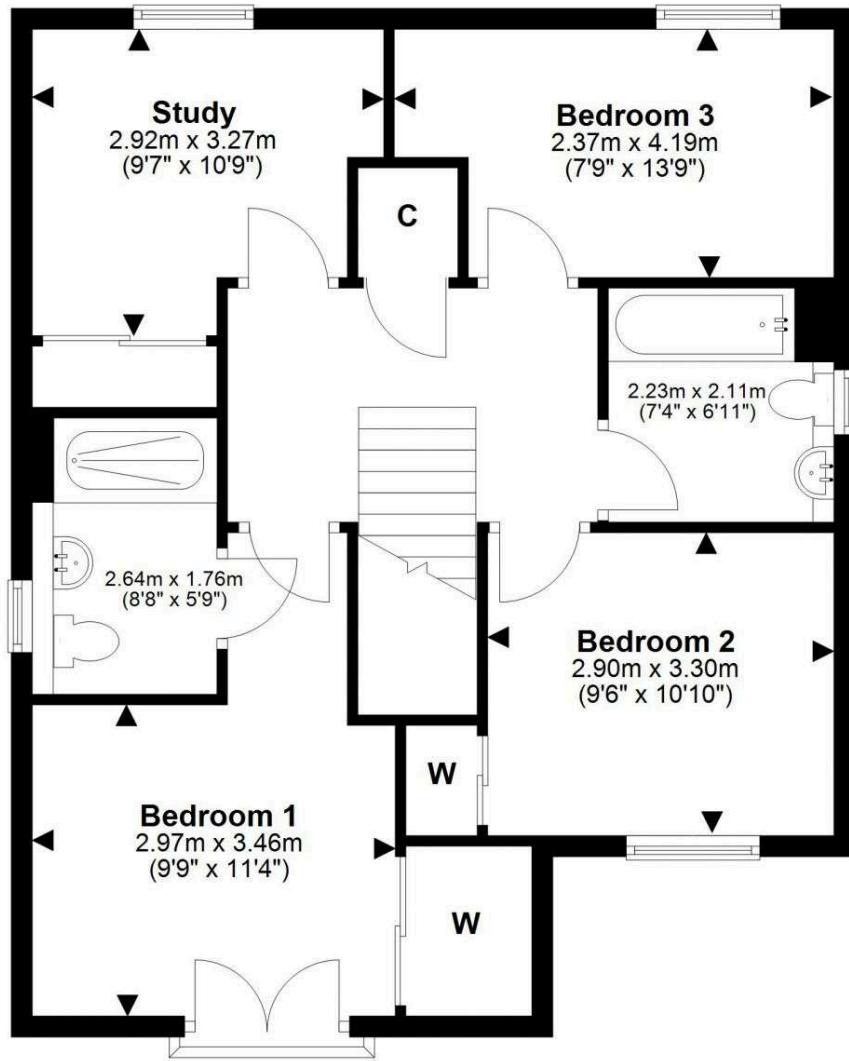


Winchburgh offers the opportunity to live in a thriving, well-connected community close to Edinburgh, combining modern living with scenic surroundings and excellent amenities. Commuting is straightforward, with Edinburgh city centre only around 9 miles away and excellent road connections via the M8 motorway.

Public transport is also convenient, with regular bus services and trains at nearby Linlithgow or Uphall/Broxburn stations. Edinburgh Airport is just over 15 miles away, providing easy access for travel further afield.



**Ground Floor**



**First Floor**

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.