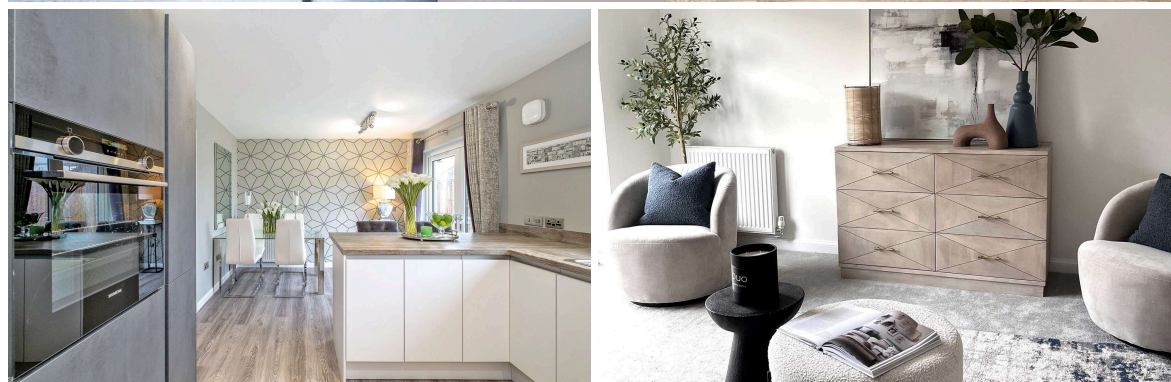
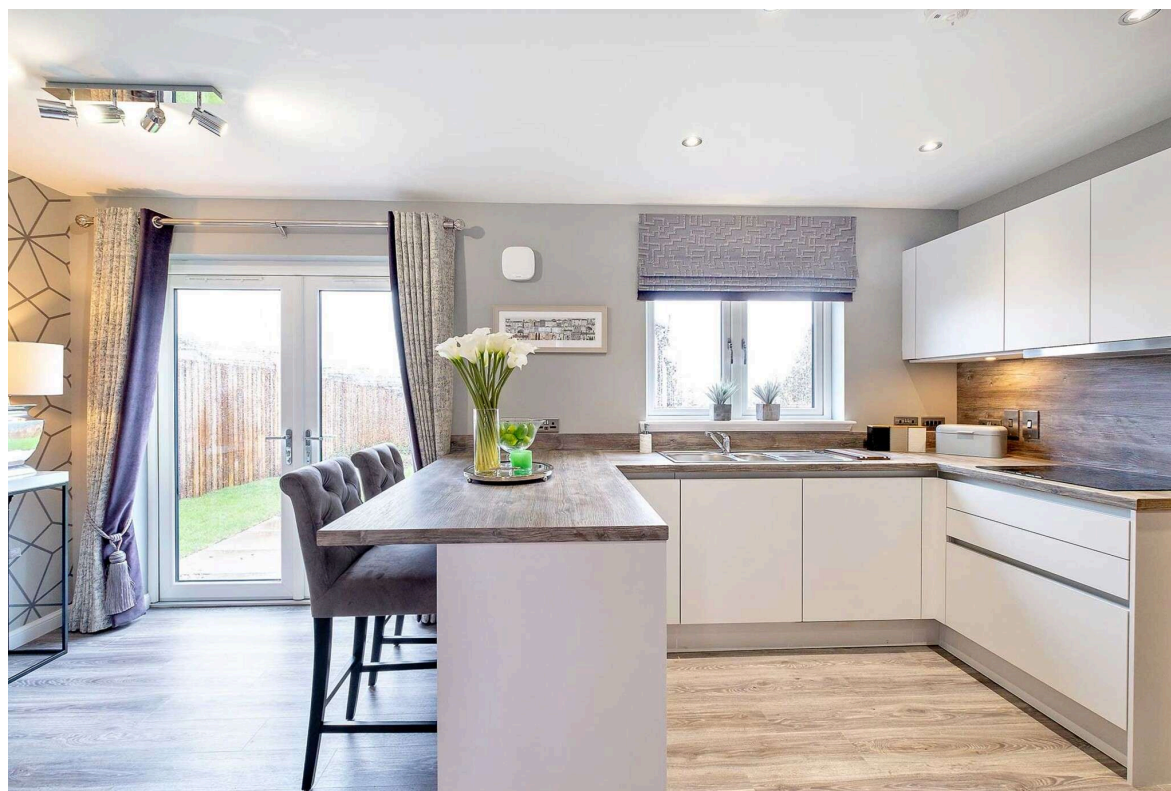




Plot 7, The Birch
WINCHBURGH | BROXBURN | EH52 6QP


warner's
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.

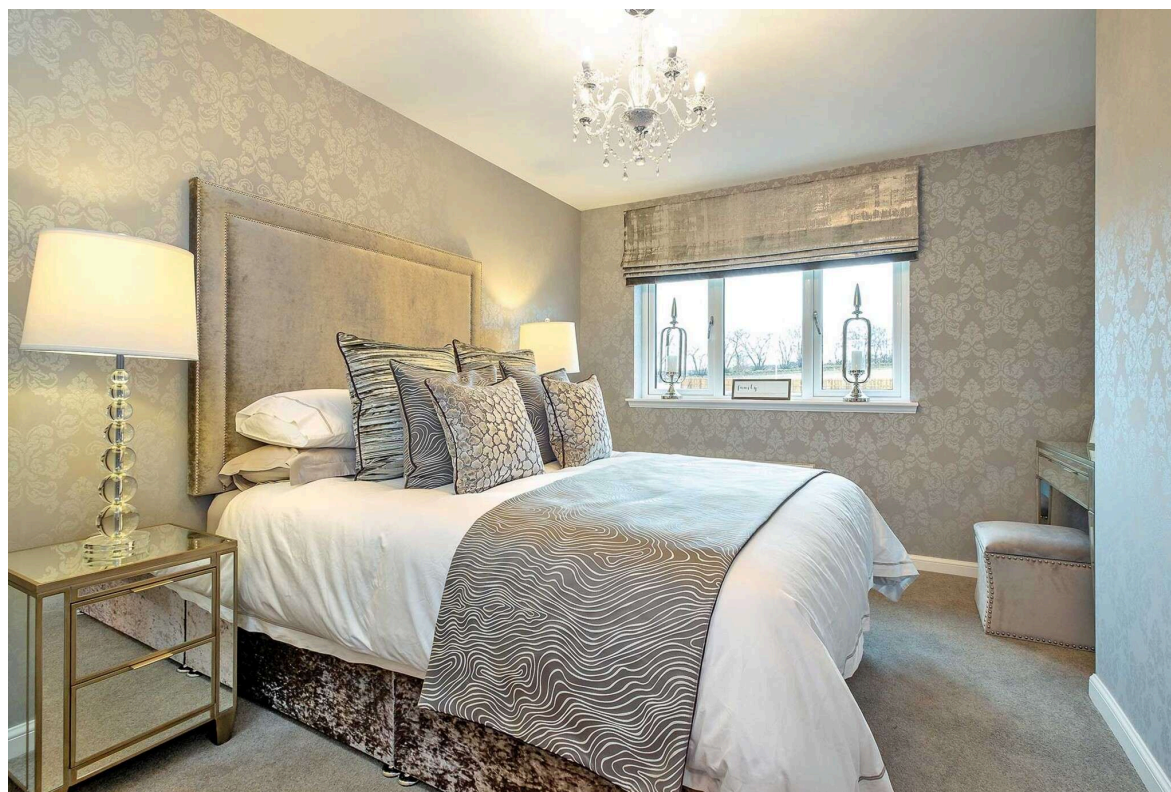
Overlooking the front garden is a family room and separate living room. There is also a guest cloakroom and storage cupboard.

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

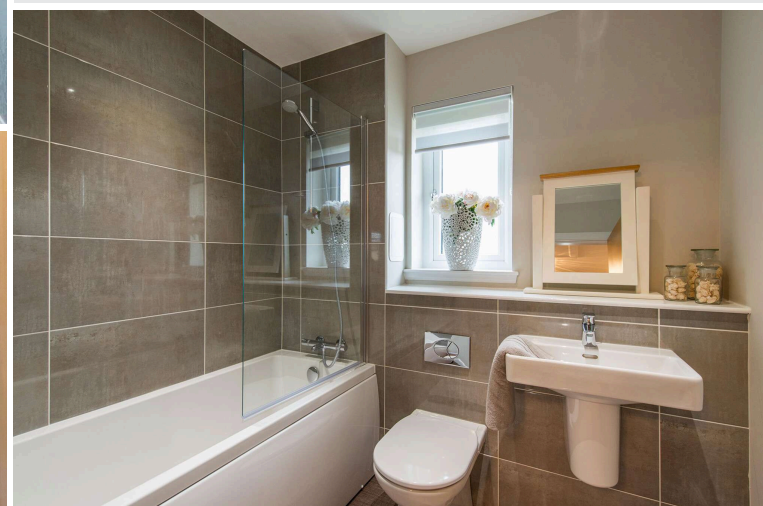
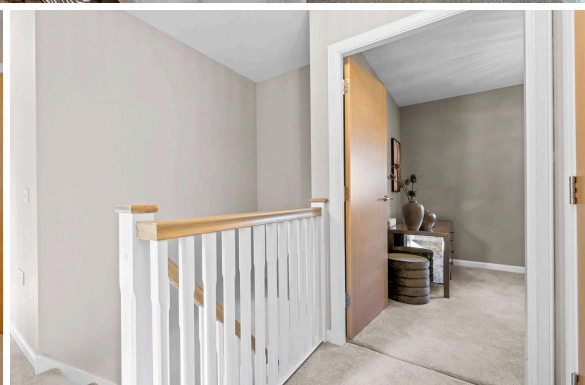
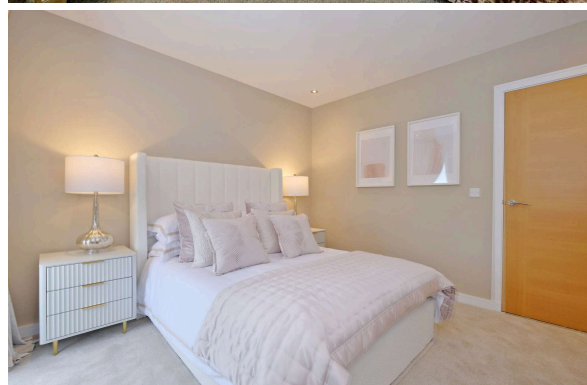
Energy Rating B.

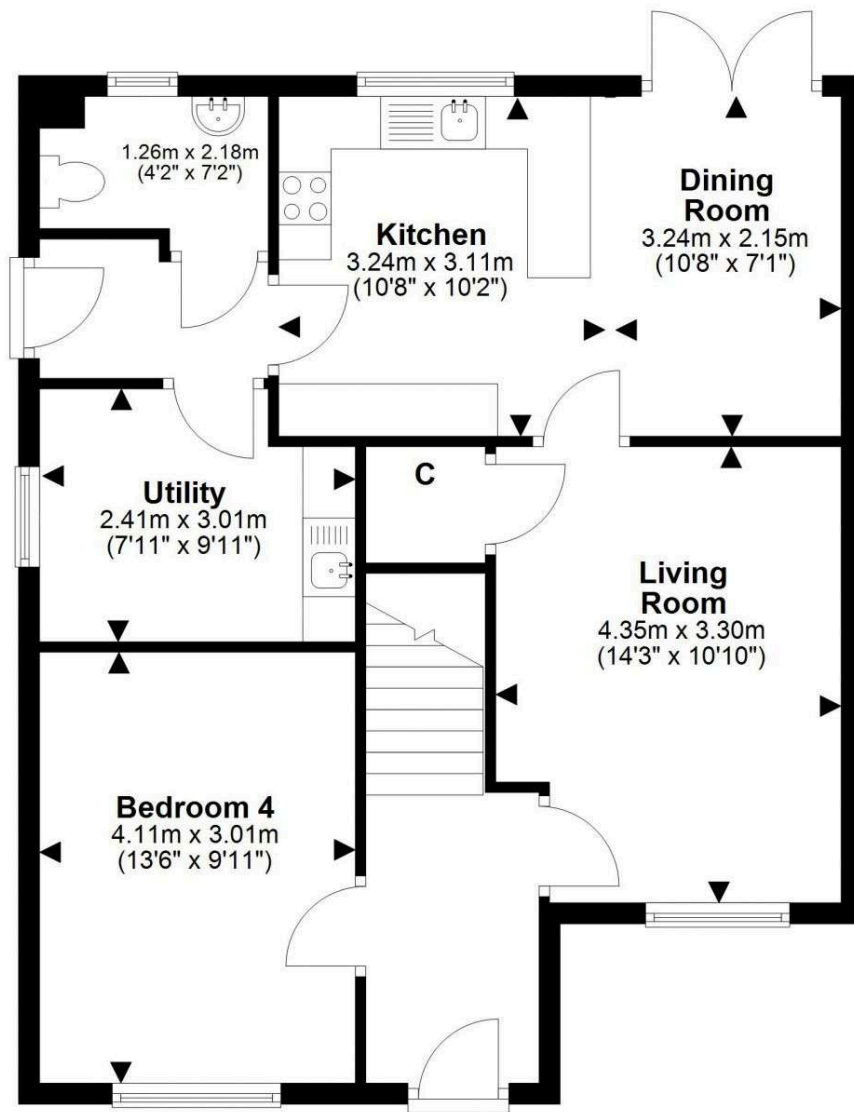
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



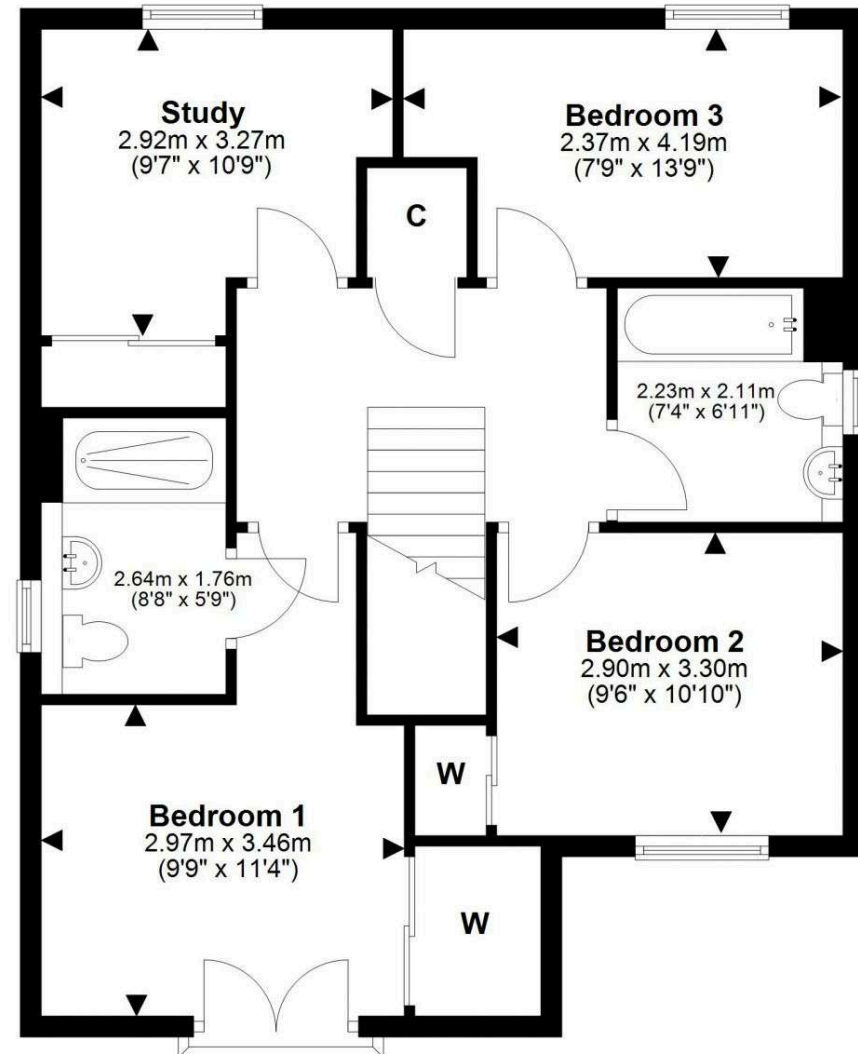
Winchburgh offers the opportunity to live in a thriving, well-connected community close to Edinburgh, combining modern living with scenic surroundings and excellent amenities. Commuting is straightforward, with Edinburgh city centre only around 9 miles away and excellent road connections via the M8 motorway.

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.