



RE/MAX Property



58 Main Street, Winchburgh, EH52 6RF



This charming two bedroom cottage blends timeless character with a fresh, modern finish, all thoughtfully arranged on one level. Designed to suit contemporary living, it offers generous bedroom space alongside the flexibility for a home office, making it ideal for families or those seeking versatile accommodation. Spacious rooms and a welcoming atmosphere create a home that perfectly balances style, comfort, and practicality.

Conveniently located within easy walking distance of local amenities, schools, and bus links, the property enjoys an excellent setting.

Lorna MacDonald and REMAX Property are delighted to bring this superb two bedroom home on Main Street, Winchburgh to the market.

This desirable location offers a wide range of local amenities, making it ideal for families and commuters alike. The area provides access to schools at all levels, local shops, and newly opened sports and recreational facilities. Additional supermarkets, dining options, and leisure facilities can be found in nearby Kirkliston and Broxburn.

Winchburgh is well connected for transport, with regular bus services, easy access to the motorway network via the new M9 junction, and nearby train stations in surrounding towns. Edinburgh International Airport is also within easy reach, making this a convenient and well-connected location.

Front Approach

The property is entered via a welcoming approach, with a public tarmac path leading to a step up to the front door.

Entrance Hallway

The inviting hallway is accessed through a partially glazed upvc door, allowing natural light to enter. The décor features crisp white painted walls complemented by wood laminate flooring. The space is finished with a ceiling light, power points, a radiator, smoke detector, and an attic hatch.

Lounge Diner

3.946m x 4.463m (12'11" x 14'07")

This spacious room features beige painted walls with a feature papered wall and laminate flooring, creating a warm and inviting atmosphere. A large rear facing window allows an abundance of natural light to fill the room, enhanced by a ceiling light and downlights which maintain a bright, airy feel throughout the day. The space comfortably accommodates a dining table, making it ideal for both everyday living and entertaining. Additional features include wall hung cupboards, a radiator, smoke detector, and power points, ensuring this is both a comfortable and highly functional living space.

Kitchen

1.821m x 4.491m (5'11" x 14'08")

This well appointed kitchen combines style with practicality, making it the heart of the home. Featuring wall and base units with sleek white gloss fronts, black laminate work surfaces, and matching black metro tile splashbacks, the space is both modern and functional. The neutral palette is complemented by black tile effect vinyl flooring and crisp white painted walls. Included in the sale are an eye level oven, microwave, four ring gas hob, black glass extractor hood, and fridge freezer, with dedicated space for a slimline dishwasher and washing machine.

Natural light floods the room through rear and side windows, enhanced by downlights, creating a bright, welcoming environment. The sink area is fitted with a stainless steel sink, drainer, and mixer tap, while a upvc door offers convenient access to the rear garden.

Additional features include power points, a radiator, and a heat detector. Stylish, practical, and perfectly suited to modern family life.

Primary Bedroom

4.010m x 2.758m (13'01" x 9'00")

This charming bedroom is finished in soft blue and crisp white tones, with carpeted flooring that adds warmth and comfort. A rear facing window fills the room with natural light, complemented by a ceiling light and two wall lights for additional illumination. A large built in wardrobe provides generous storage, while a radiator and power points ensure practicality and comfort, making this a bright and welcoming space for everyday living.

Bedroom Two

2.127m x 3.259m (6'11" x 10'08")

This beautifully presented room features crisp white walls and carpeted flooring, creating a bright and welcoming atmosphere. A front facing window fills the space with natural light, enhanced by a ceiling light for added brightness. A built in cupboard offers practical storage, with power points and a radiator also included.

Bathroom

1.368m x 3.204m (4'05" x 10'06")

This superb four piece bathroom is neutrally styled, featuring beige painted and white tiled walls alongside cream vinyl tile flooring for a clean and fresh look.

The suite comprises a bath, a tiled shower cubicle with mains shower, and a vanity unit with a back to wall toilet and integrated sink, combining style with practicality.

Additional features include a radiator, a medicine cabinet, and downlights, creating a bright, functional, and welcoming bathroom.

Rear Garden

This delightful private garden has been designed with low maintenance in mind, featuring primarily wooden decking and a concrete path. Fully enclosed with fencing and a gate providing rear access, it offers both privacy and security.

A brick built storage cupboard adds practicality, while the versatile layout makes it perfect for relaxing outdoors or entertaining guests at any time of day.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

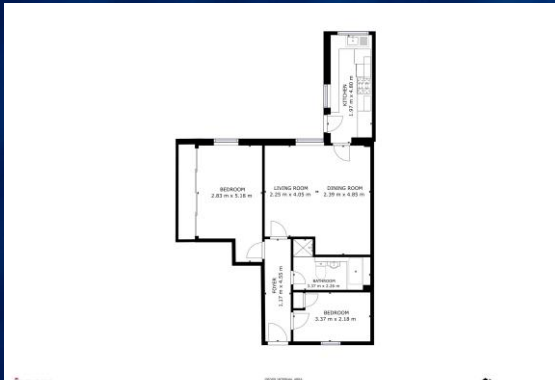
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





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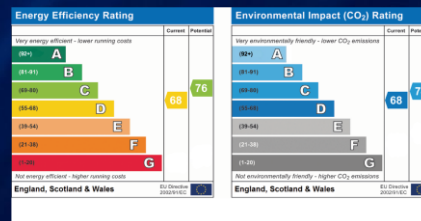


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