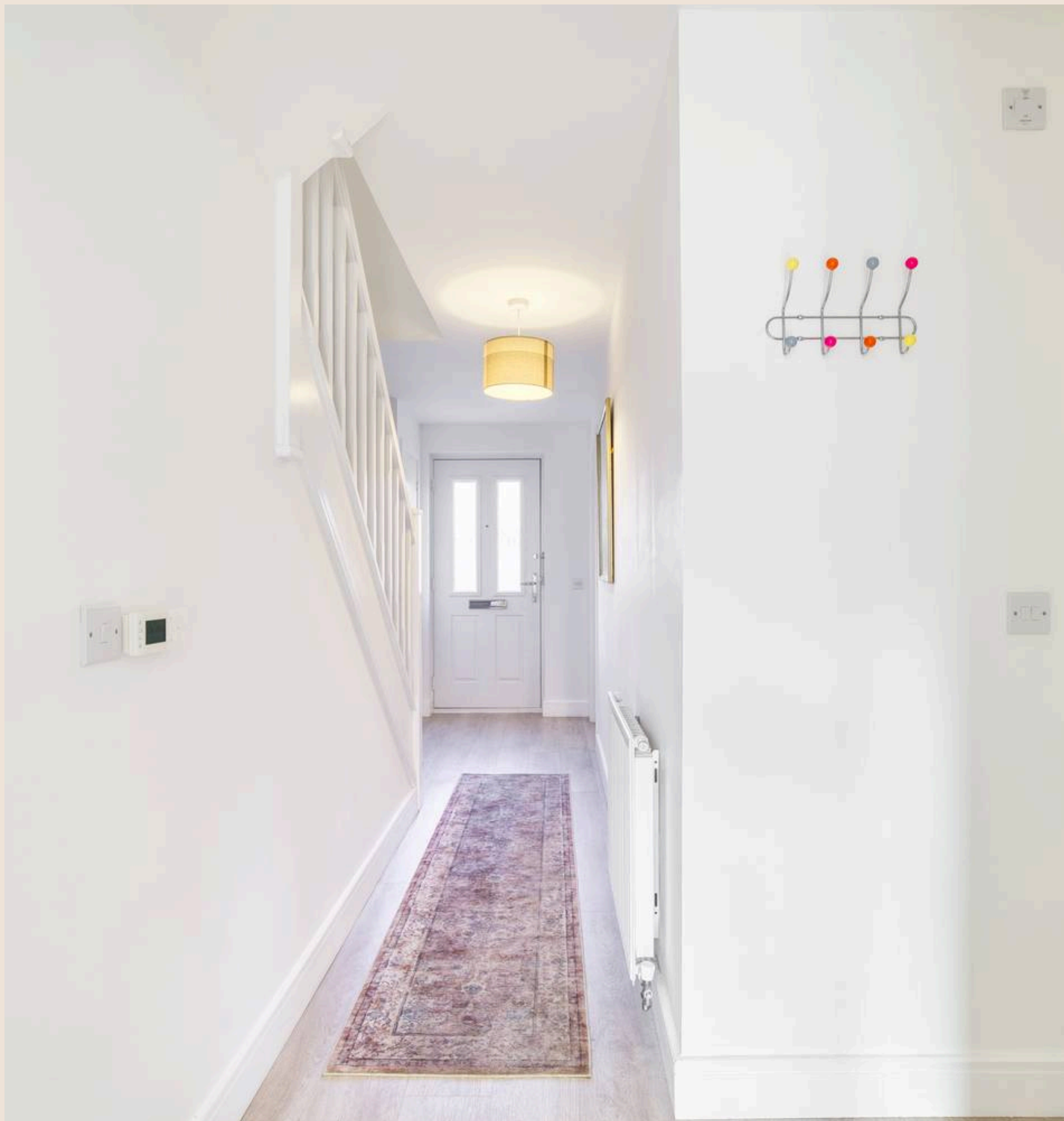




11 Shale Road, Winchburgh

Offers Over £260,000



11 Shale Road

Winchburgh

This beautifully presented three bedroom semi detached home on Shale Road, Winchburgh offers bright, modern interiors, excellent storage and a fantastic south facing rear garden, all finished in a fresh neutral palette that creates a true blank canvas for its next owner.

Stepping inside, the welcoming hallway sets the tone for the home, with contemporary wood effect flooring, a useful storage cupboard and access to the staircase. To the left sits the spacious lounge, a comfortable and well proportioned room with a large window allowing plenty of natural light to flow through.

Continuing along the hallway, there is a convenient downstairs WC before arriving at the heart of the home, the modern kitchen and dining area. The kitchen is finished with sleek white gloss cabinetry, contrasting worktops and integrated appliances, with plenty of workspace and storage. An exceptionally useful additional cupboard is currently utilised as a pantry, providing fantastic everyday storage. The dining area sits alongside the kitchen, with direct access out to the rear garden creating a lovely sociable space for both everyday living and entertaining.

Outside, the enclosed south facing rear garden is a real highlight. Mainly laid to lawn with paved areas providing space for outdoor seating, it offers a lovely spot to make the most of sunnier days. Two allocated parking spaces are also positioned to the rear of the property.

Upstairs, the fresh neutral décor continues onto the landing, leading to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double and enjoys the added luxury of its own en suite shower room. Bedroom two is another comfortable double, while bedroom three provides a versatile third bedroom with plenty of scope to suit the needs of its next owner.



Completing the upper accommodation is the family bathroom, finished in a clean contemporary style with a white three-piece suite, bath with shower attachment and modern grey detailing.

Bright, beautifully maintained and ready to move into, this is a fantastic modern home with a layout that works effortlessly for day to day living. With three bedrooms, an en suite, family bathroom and downstairs WC, excellent storage, two allocated parking spaces and that all important south facing garden.

Winchburgh has become one of West Lothian's most sought after growing communities, combining excellent everyday amenities, modern schooling and green space with fantastic connections to Edinburgh and the wider central belt. From Shale Road, a great selection of amenities is within comfortable walking distance, including Sainsbury's for everyday shopping, while the village also offers local shops, a pharmacy, cafés, takeaways and other services.

Families are particularly well catered for, with Winchburgh Primary School and Holy Family R C Primary School & ELC serving the local area, alongside the newer Winchburgh Schools Campus, home to Winchburgh Academy and Sinclair Academy. The community also benefits from impressive leisure facilities including a sports hub with sports halls and a 25 metre swimming pool.

For commuters, Winchburgh is particularly well placed. The nearby M9 provides convenient road connections towards Edinburgh, the Queensferry Crossing and the wider motorway network, while regular bus services connect the village with Edinburgh, Livingston, Broxburn, Linlithgow and Falkirk. This combination of modern amenities, schooling and excellent connectivity makes Winchburgh an increasingly desirable place to call home.

Home Report Value- £275,000

EPC - B

Council Tax Band - D

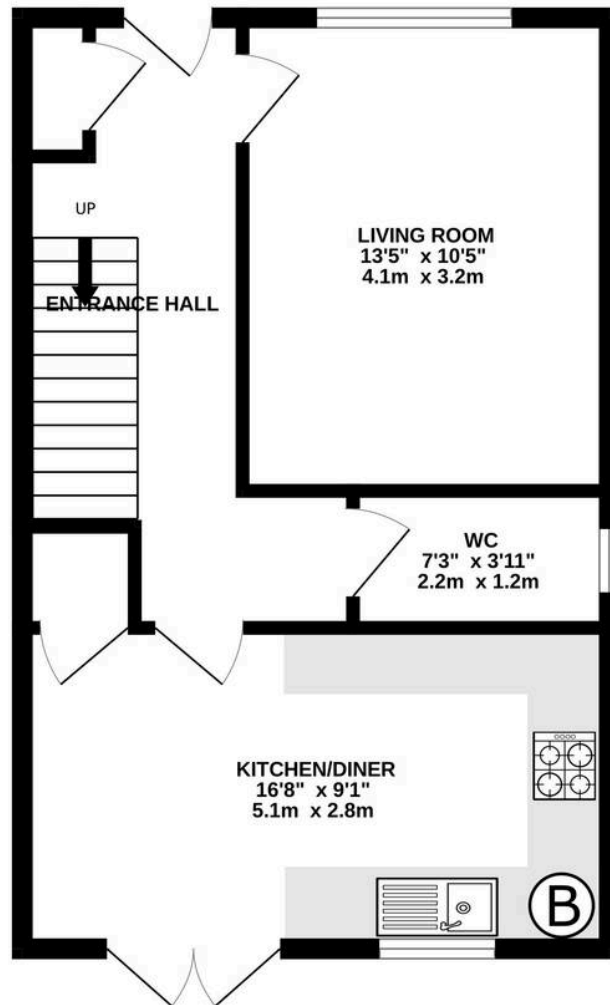
Square Ft- 904/ 84m2

Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.

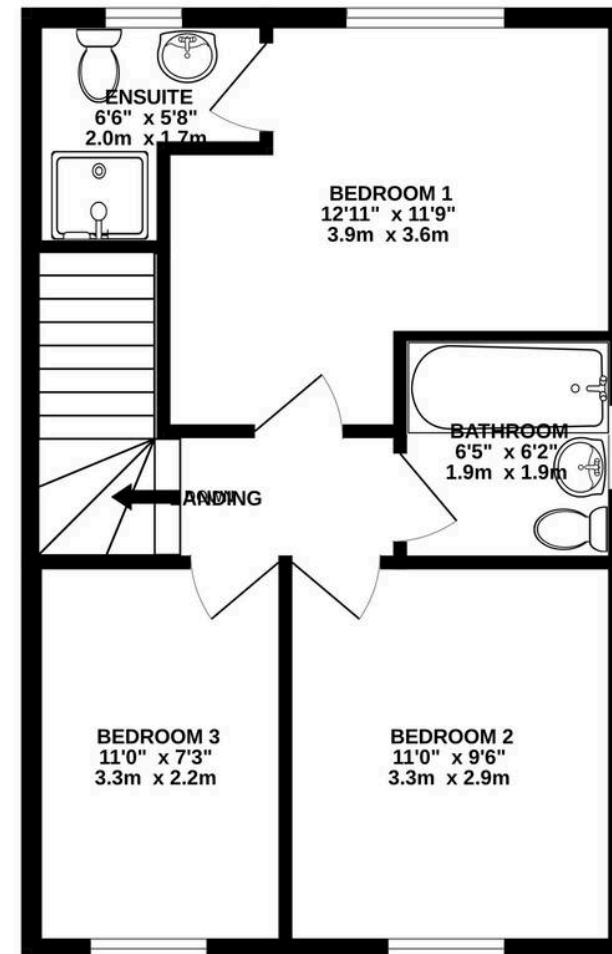




GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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