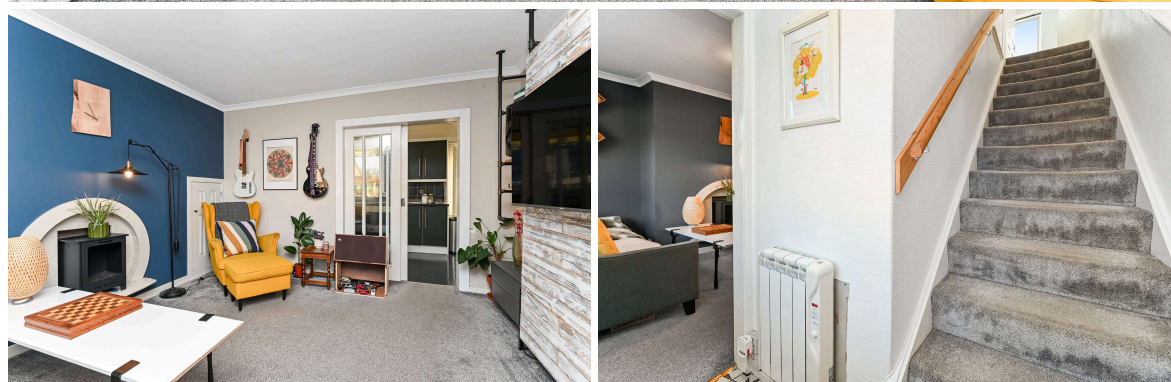




4 Glass Place
WINCHBURGH | WEST LOTHIAN | EH52 6SG


warners
solicitors & estate agents



4 Glass Place

WINCHBURGH | WEST LoTHIAN | EH52 6SG

Beautifully presented, bright and spacious two bedroom semi-detached villa in the popular village of Winchburgh, close to good local amenities and transport links to Edinburgh and beyond. This lovely home makes great use of the space available and offers well proportioned accommodation over two levels with private front and rear gardens, and comprises; entrance hallway, front facing living room with feature fireplace, modern breakfasting kitchen fitted with floor and wall units, under-stair pantry, and gives direct access to the east facing enclosed rear garden. Upstairs, there are two double bedrooms, one with integrated storage, and a contemporary shower room with electric shower cubicle and vanity sink unit completes the accommodation. The property further benefits from energy efficient sensor electric heating, double glazing and excellent storage options including Ramsay ladder access to floored attic space. Externally, private front garden, east facing enclosed side and rear garden with two patio areas, seating area and artificial lawn, and driveway to the side as well as ample unrestricted on street parking.

- Beautifully presented semi-detached villa with driveway
- Front, side and rear gardens and driveway
- Living room with feature fireplace
- Modern fitted kitchen
- Two double bedrooms
- Contemporary shower room
- Energy efficient sensor electric heating & double glazing
- Excellent storage options including floored attic space

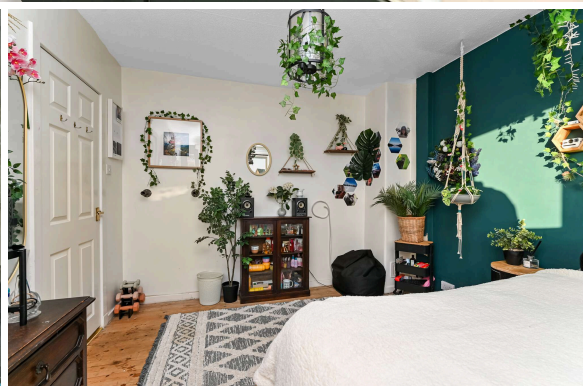
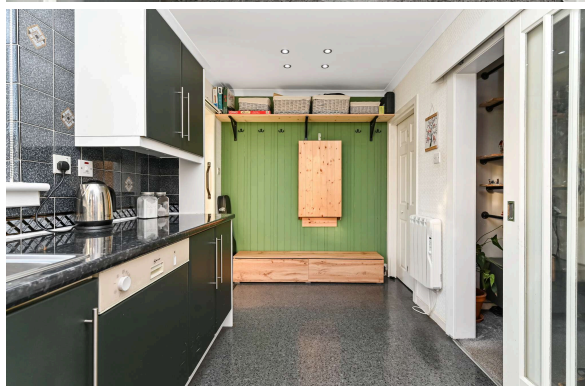
Energy Rating F. Council Tax band A.

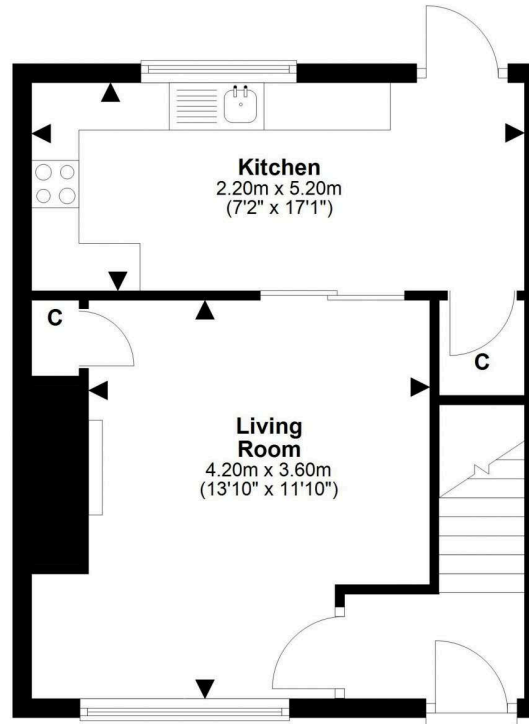
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



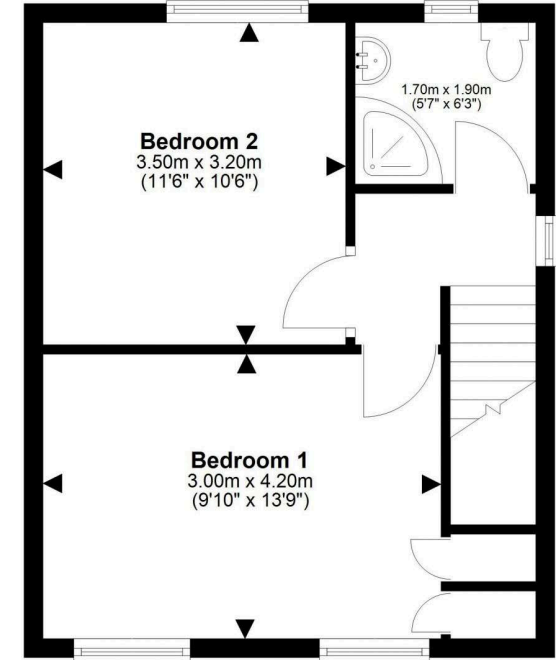
Included in the sale will be all blinds and integrated kitchen appliances. The fridge freezer can be included if required. Please note that the light fitting in the living room will be removed prior to sale.

The property is located in the popular West Lothian village of Winchburgh, which lies some 14 miles from Edinburgh, and is well within commuting distance of Edinburgh and Livingston. The property is well positioned to take advantage of a good range of shopping outlets on nearby Main Street, with further amenities to be found at Kirkliston and Broxburn, including excellent sporting and recreational facilities. Winchburgh has its own primary school, with secondary schooling available at nearby Broxburn. An efficient public transport network operates throughout the town, into Edinburgh and throughout West Lothian. The city bypass and main motorway networks are also within easy reach.

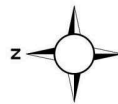




Ground Floor



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.