



201 Glendevon Park, Winchburgh

Offers Over £224,000



## 201 Glendevon Park

Winchburgh, Broxburn

Spacious four-bedroom home with modern, fresh décor throughout. Features include an open-plan kitchen and lounge and a stylish bathroom. Conveniently located close to local schools and shops.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



### Open Plan Kitchen and Lounge

20' 8" x 15' 1" (6.29m x 4.60m)

The open-plan kitchen and living room offers a bright and inviting space, enhanced by modern spotlights and stylish wooden flooring that complement the fresh, contemporary décor throughout. The lounge area is particularly spacious and filled with natural light, featuring two radiators for added comfort and a striking panel feature wall that adds character to the room. Patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living and allowing plenty of light to flow into the space. The kitchen area is fitted with a full range of Lamona built-in appliances, including an electric five-ring hob, dishwasher, fridge freezer, and double oven. All appliances are seamlessly integrated, creating a sleek and modern look throughout the space. A convenient breakfast bar provides an ideal spot for casual dining, morning coffee, or additional preparation space, making the kitchen both practical and stylish for everyday living.

### Hallway

The main entrance to the property opens into a small, welcoming foyer. It features two useful cupboards, one of which has been cleverly designed as a laundry cupboard housing the washing machine and tumble dryer, making excellent use of the available space. Wooden flooring runs through the hallway and continues seamlessly into the lounge, enhancing the flow of the ground floor, while the staircase is finished with carpet for added comfort. There is also an additional storage cupboard located beneath the stairs. A full-length window along the stairway allows plenty of natural light to fill the space, creating a bright and airy first impression.



### Bedroom One

13' 2" x 12' 2" (4.01m x 3.70m)

Bedroom One is a spacious and well-presented room featuring a rear-facing window that allows for plenty of natural light. The room is finished with carpet flooring, a radiator, and modern spotlights, complemented by fresh, contemporary décor. A stylish panelled feature wall adds character to the space. There is also a built-in wardrobe with full-length mirrored doors, providing practical storage while enhancing the sense of space. The room is generously sized, offering ample space for additional freestanding furniture.



### Bedroom Two

13' 1" x 9' 7" (3.99m x 2.91m)

Bedroom Two is a well-proportioned room featuring a rear-facing window that brings in natural light. The room includes carpet flooring, spotlights, and a radiator, creating a comfortable and practical space. It also benefits from a built-in wardrobe for convenient storage. Finished with fresh, modern décor and stylish panelling features, the room offers plenty of space for additional freestanding furniture.

### Bedroom Three

9' 6" x 8' 5" (2.90m x 2.56m)

Bedroom Three features a front-facing window that fills the room with natural light, complemented by sleek wooden flooring and a radiator for comfort. Modern spotlights illuminate the space, while contemporary décor and a stylish panel feature wall add character and a touch of sophistication.

### Bathroom

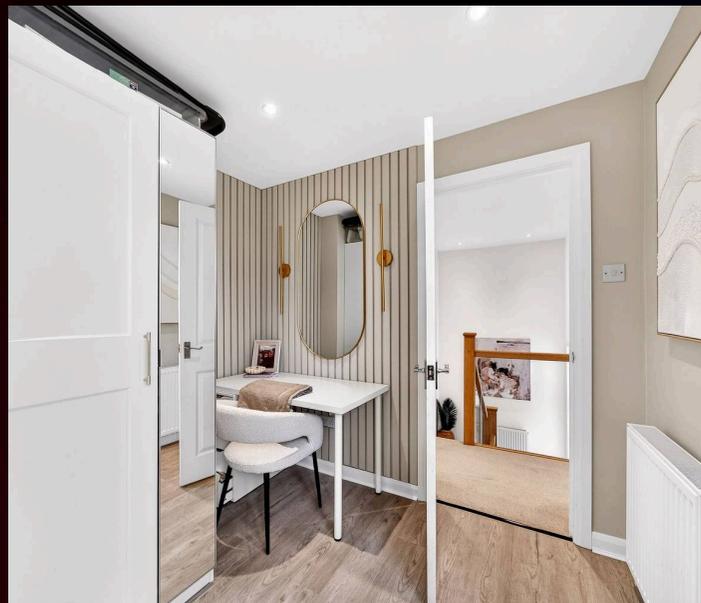
7' 6" x 6' 4" (2.28m x 1.92m)

The bathroom is thoughtfully designed with a side-facing opaque window that ensures privacy while allowing natural light to enter. Wood-effect laminate flooring adds warmth and style, complemented by a towel radiator and splashback wet wall paneling for a sleek, modern finish. The space features a walk-in shower complete with a rainfall showerhead and an additional handheld showerhead for versatility. A large floating sink with a mixer tap is paired with a convenient storage drawer, combining functionality with contemporary design.

### Bedroom Four/Office

8' 11" x 9' 5" (2.73m x 2.86m)

Bedroom Four is located on the ground floor, offering versatile space that could be used as a bedroom, home office, or children's playroom. The room features carpet flooring, a front-facing window, a radiator, and modern spotlights. Freshly decorated, it provides a bright and welcoming environment with a good-sized layout suitable for a variety of uses.





### **FRONT GARDEN**

The property is accessed via a PVC front door, and a handy storage unit is located to the side.

### **REAR GARDEN**

The rear garden is fully enclosed with a 6ft fence and includes a side gate for easy access. It features artificial grass and a paved area, perfect for summer dining, children's play, or relaxing outdoors.

### **ON STREET**

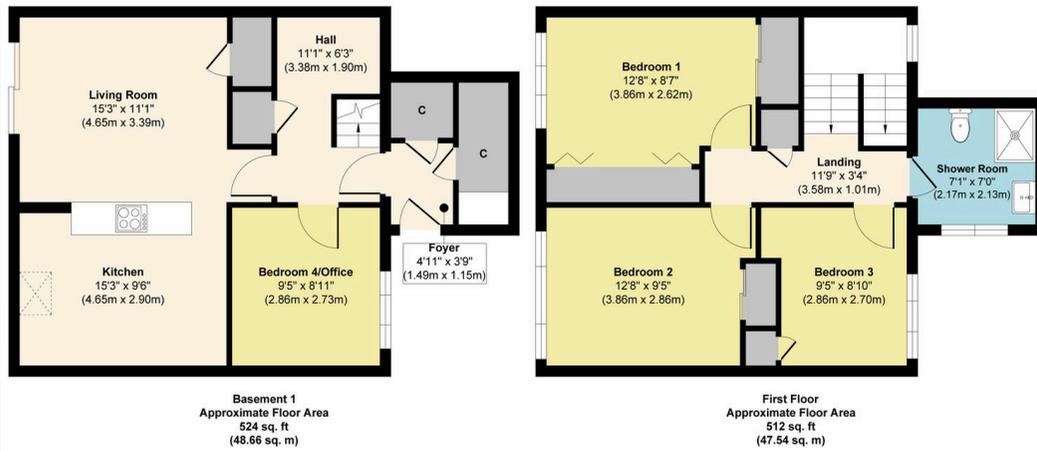
1 Parking Space

Parking is available on the street, with no allocated spaces.





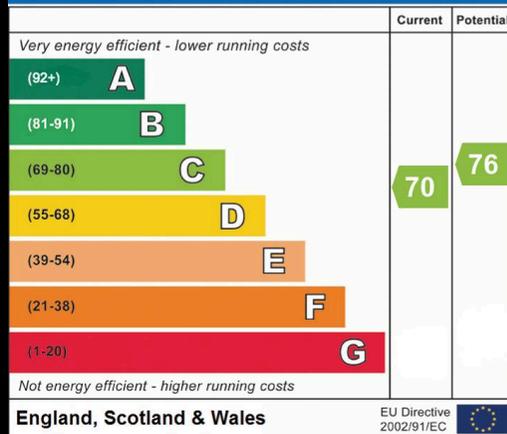
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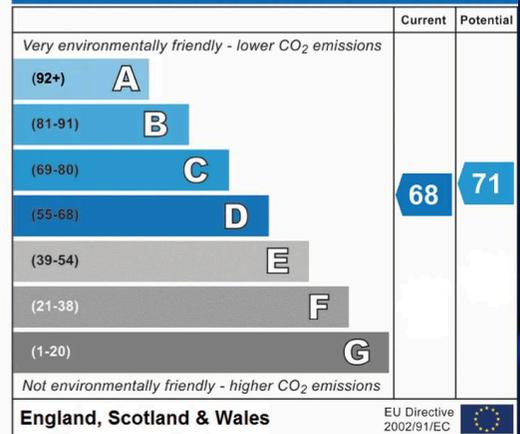
Approx. Gross Internal Floor Area 1036 sq. ft / 96.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating





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