



37 Beatlie Road
WINCHBURGH | BROXBURN | EH52 6RD

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Well presented semi-detached villa with two bedrooms, a fully enclosed, West facing, rear garden and allocated parking, forming part of a sought after modern development. The property offers generous, comfortable and well planned accommodation and represents an ideal family home that will appeal to a variety of buyers. The property features an entrance hallway with storage and wc, a lovely, bright living/dining room with French doors out to a sunny rear garden. The kitchen is fitted with modern high gloss floor and wall units and a range of appliances. On the upper level there are two double bedrooms one to the front, and one to the rear with storage, and the contemporary bathroom with mains shower over bath completes the accommodation. The property further benefits from gas central heating and double glazing, and externally, front and rear gardens and an allocated space.

- Well presented semi-detached villa
- Generous accommodation
- Fitted kitchen with full range of appliances
- Living/dining room with access to enclosed rear garden
- Two double bedrooms
- Zoned thermostat controlled gas central heating
- Double glazing
- Enclosed West facing garden laid to lawn with patio area and shed
- Allocated parking space and ample visitors parking

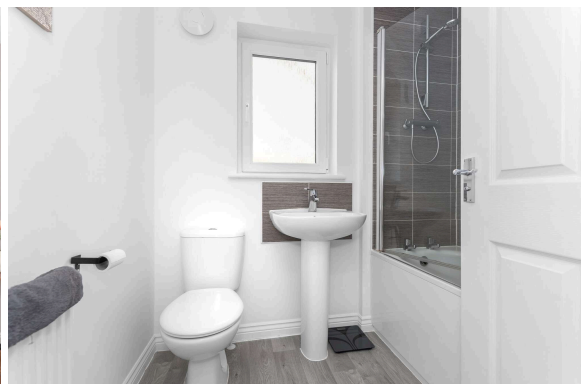
Extras included in this sale will be wall mounted shelf from main bedroom, garden shed, fridge freezer, cooker, dishwasher, and washing machine
Sofa from living room can be available at purchasers request.

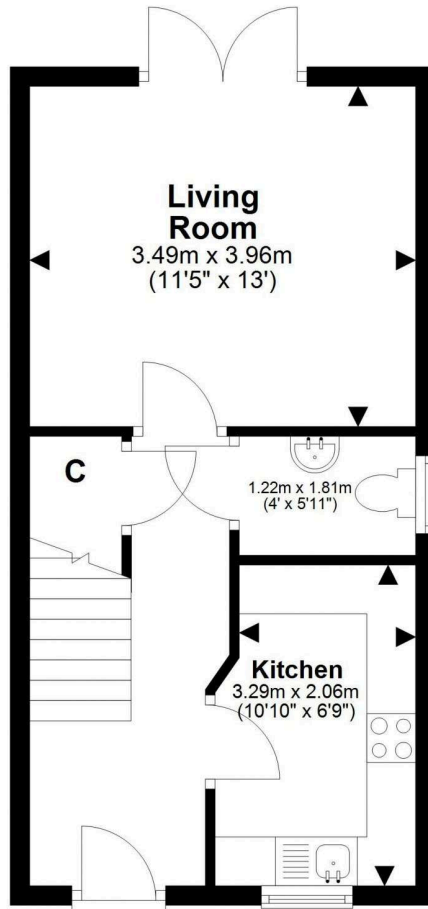
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



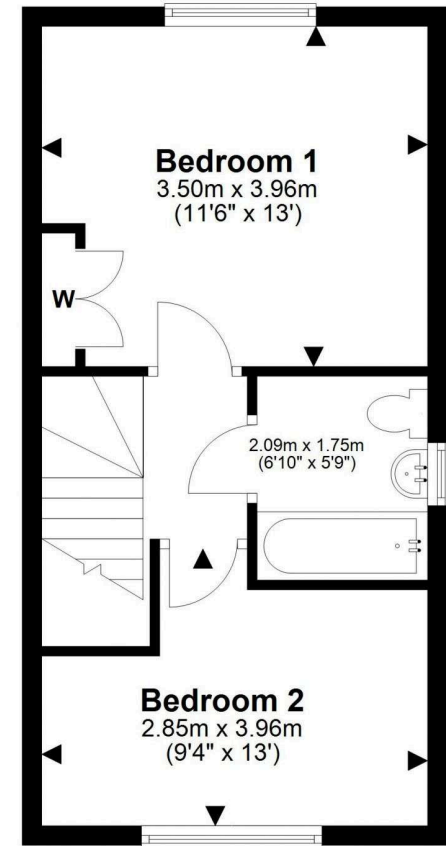
The property is located in the popular West Lothian village of Winchburgh, which lies some 14 miles from Edinburgh, and is well within commuting distance of Edinburgh and Livingston. The property is well positioned to take advantage of a good range of shopping outlets on nearby Main Street, with further amenities to be found at Kirkliston and Broxburn, including excellent sporting and recreational facilities. Large variety of schooling available as Winchburgh has three primary schools, a secondary school with another secondary school 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.

Energy rating C, Council tax band D. Factor is covered by Ross and Liddell and costs around £140 a year.





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.