



9 Totlewells Cottages
Winchburgh, EH52 6QJ



END TERRACED VILLA

- Sitting/Dining Room
- Open Plan Kitchen
- Utility Room
- Three Bedrooms
- Shower Room
- Bathroom
- Energy Efficient Air Heat Pump Heating System
- Double Glazing
- Private Rear Garden
- Electric EV Charger Installed
- 3 Allocated Parking Spaces
- EPC Rating - B



Situated in a semi-rural location within a peaceful setting, this stylishly presented end-terraced villa forms part of an exclusive steading development comprising just seven individually designed homes. The property is ideally situated on the outskirts of Winchburgh and South Queensferry, offering convenient access to a wide range of amenities, major motorway networks, and Edinburgh Airport. Presented to the market in true move-in condition, this charming contemporary home is sure to appeal to professionals and young families alike and merits internal viewing to be fully appreciated.

The accommodation comprises a welcoming entrance hall with a utility room, an attractive and spacious sitting/dining room featuring a full-length window and door formation leading to the rear garden, and an open-plan contemporary kitchen with a well-designed layout. The ground floor also benefits from a double bedroom and a modern shower room. A striking glass balustrade staircase leads to the upper landing, where there are two generous double bedrooms and a stylish family bathroom complete with a freestanding bath and separate shower enclosure. Externally, there is a fully enclosed private rear garden enjoying open views across the surrounding countryside, along with three allocated parking spaces. The development also benefits from beautifully landscaped communal grounds, including open grassy areas and a children's play park, all bordered by countryside. (Please note that a Residents' Association annual maintenance fee is applicable.)

Further benefits include double glazing, an energy-efficient air source heat pump heating system, an integrated sound system with ceiling speakers throughout the house, and an electric vehicle charging point. Included in the sale are the fitted carpets and floor coverings, air oven, integrated dishwasher, fridge/freezer and washer/drier machine. All appliances included in the sale are sold as seen with no warranty provided.

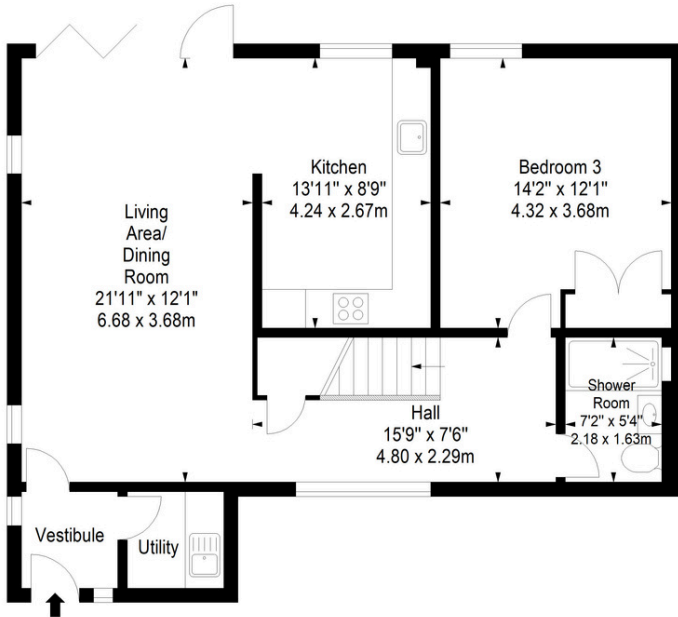




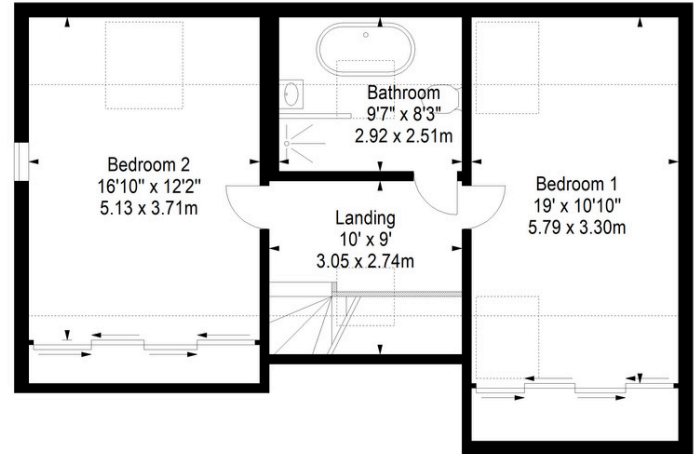
**Totleywells Cottages,
Winchburgh,
Broxburn,
Midlothian, EH52 6QJ**



Approx. Gross Internal Area
1457 Sq Ft - 135.36 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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