



 **REMAX** PROPERTY



62 Niddry Road, Winchburgh, EH52 6SA



A superb upper apartment, ideally positioned within easy reach of local amenities and boasting a charming private garden. Presented in true walk in condition, this spacious and well-maintained home offers generous living accommodation throughout, making it an excellent choice for first time buyers, professionals, couples, or investors alike.

Lorna MacDonald and REMAX Property are delighted to bring to the market this property on Niddry Road, a fantastic opportunity in the heart of Winchburgh.

This desirable location offers a wide range of local amenities, making it ideal for families and commuters alike. The area provides access to schools at all levels, local shops, and newly opened sports and recreational facilities. Additional supermarkets, dining options, and leisure facilities can be found in nearby Kirkliston and Broxburn.

Winchburgh is well connected for transport, with regular bus services, easy access to the motorway network via the new M9 junction, and nearby train stations in surrounding towns. Edinburgh International Airport is also within easy reach, making this a convenient and well-connected location.

### **Front Approach**

The property is introduced by an inviting entrance, complete with a neatly finished paved and stone driveway. A paved pathway leads to steps rising to the front door, creating a smart and well-defined approach. Fencing neatly borders the boundary, providing an attractive finishing touch to the frontage.

### **Entrance Vestibule**

Access is gained via a part glazed upvc front door, opening into a bright and welcoming vestibule. Two windows allow an abundance of natural light to flow through the entrance and stairwell, further enhanced by a wall light. The modern décor creates an immediate impression, with crisp white walls complemented by vinyl flooring in the vestibule and soft carpeting on the stairs leading to the apartment.

### **Hallway**

The hallway is beautifully presented with contemporary grey laminate flooring and crisp white painted walls, creating a bright and stylish first impression. A generous built in storage cupboard provides excellent practicality, while downlights enhance the modern finish. A radiator, smoke detector, power points, and an attic hatch offering access to additional storage complete this welcoming and well-appointed entrance area.

### **Lounge**

**3.703m x 4.262m (12'01" x 13'11")**

The spacious lounge is finished with contemporary laminate flooring and complemented by fresh white walls with a tasteful green feature wall, creating a stylish yet welcoming atmosphere. Rear facing window floods the room with natural light and offers pleasant views, enhancing the sense of space. The room is further appointed with downlights, a radiator, a smoke detector, and well positioned power points.

### **Kitchen Diner**

**3.706m x 2.881m (12'01" x 9'05")**

The kitchen is thoughtfully designed with a range of sleek white wall and base units, complemented by wood effect laminate worktops and a matching splashback for a contemporary, stylish look. White painted walls and wood effect laminate flooring complete the polished finish.

Included in the sale are a selection of modern appliances: an eye level oven, four ring electric hob, stainless steel extractor hood, under counter dishwasher, washing machine, and tall fridge freezer. The sink area features a stainless-steel sink with drainer and mixer tap. A rear facing window fills the room with plenty of natural light.

The space is completed with downlights, a heat detector, radiator, and conveniently placed power points, creating a bright, functional, and well-equipped kitchen.

### **Primary Bedroom**

**3.477m x 4.041m (11'04" x 13'03")**

A fantastic room, featuring crisp white painted walls and contemporary grey laminate flooring. A front facing window allows abundant natural light to flood the space, enhanced by a ceiling light. A built-in wardrobe offers practical storage, while a radiator and thoughtfully positioned power points complete this bright and versatile room.

### **Bedroom Two**

**3.530m x 2.932m (9'07" x 11'07")**

This inviting second double bedroom features crisp white painted walls, tastefully complemented by laminate flooring. A front facing window fills the room with natural light, while a ceiling light provides additional illumination. A built-in wardrobe offers practical hanging and storage space, and the room is completed with a radiator for warmth and conveniently positioned power points for everyday use.

### **Shower Room**

**1.968m x 1.682m (6'05" x 5'06")**

A stylish and neutral shower room, featuring a corner shower cubicle with a mains shower, a white vanity sink, and a close coupled toilet. The room is elegantly finished with a combination of white tiled and painted walls, complemented by wood effect vinyl flooring. A rear facing window fills the space with natural light, while downlights, a radiator, and a handy storage cupboard complete this modern bathroom.

### **Garden**

To the rear, a spacious and private garden provides a tranquil outdoor retreat, accessible via a paved path along the side of the property. Predominantly stone finished, the garden is neatly bordered by hedging and fencing, with a paved seating area, part of which is covered for year-round enjoyment. Mature planting adds charm and character throughout, while a rear gate offers direct access to the nearby play park and open fields. Two wooden sheds, included in the sale, provide additional storage and practicality.

A great space to relax or entertain.

### **Additional Items**

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### **VIEWING**

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### **INTEREST**

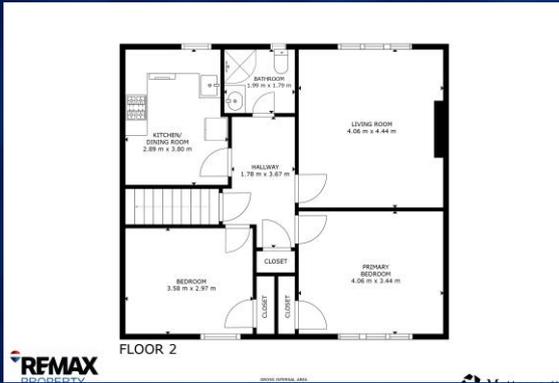
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





**REMAX** PROPERTY





View on REMAX  
Property Website

What's Your Property  
Worth?

[Click Here to Request  
the Home Report](#)



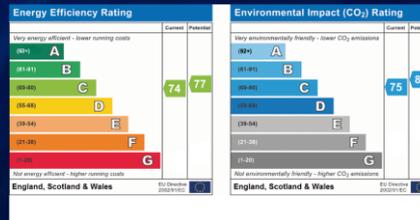
**RE/MAX**  
Property

13b Fairbairn Road, Livingston, EH54 6TS

☎ : 01506 418 555 📧 : [livingston@remax-scotland.homes](mailto:livingston@remax-scotland.homes)

[www.remax-livingston.net](http://www.remax-livingston.net)

[lmacdonald@remax-scotland.homes](mailto:lmacdonald@remax-scotland.homes)



**Lorna MacDonald**  
07778547461

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied. Covered by Consumer Protection from Unfair Trading Regulations 2008.