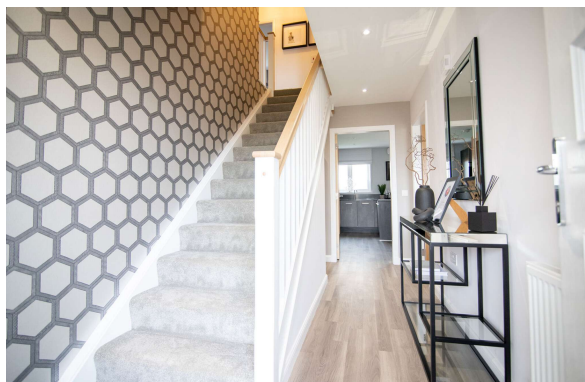




The Larch
WINCHBURGH | BROXBURN | EH52 6QP



The Larch

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This is a beautiful family home which benefits from an open concept dining kitchen and a separate living room. The kitchen has plenty of storage and work surfaces and includes premium appliances plus French doors leading out to your private garden. Off the kitchen you'll find a separate utility room with a door also leading into the garden for ease. In the hall, there is plenty of handy storage.

Upstairs, there are four large bedrooms and a beautiful family bathroom with bath and separate shower. Within the master bedroom you'll find a walk-in wardrobe and en-suite bathroom with large luxury shower, finished with designer wall tiling. There is also an integral garage with internal door access.

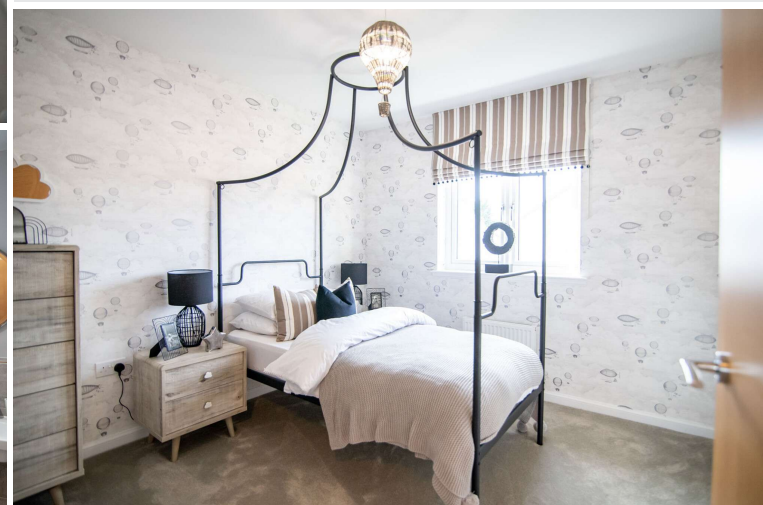
- Four bed detached family home
- Kitchen/Dining room with utility room and WC
- Principal bedroom with ensuite and walk-in wardrobe
- Family bathroom with shower and bath
- Private rear garden
- Internal single garage

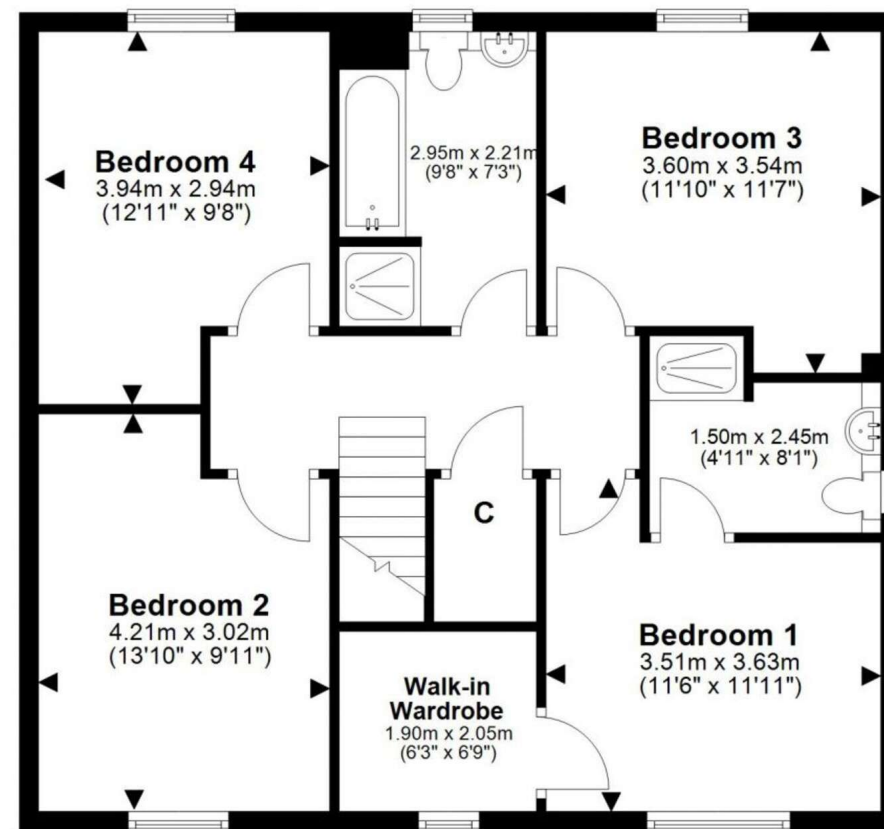
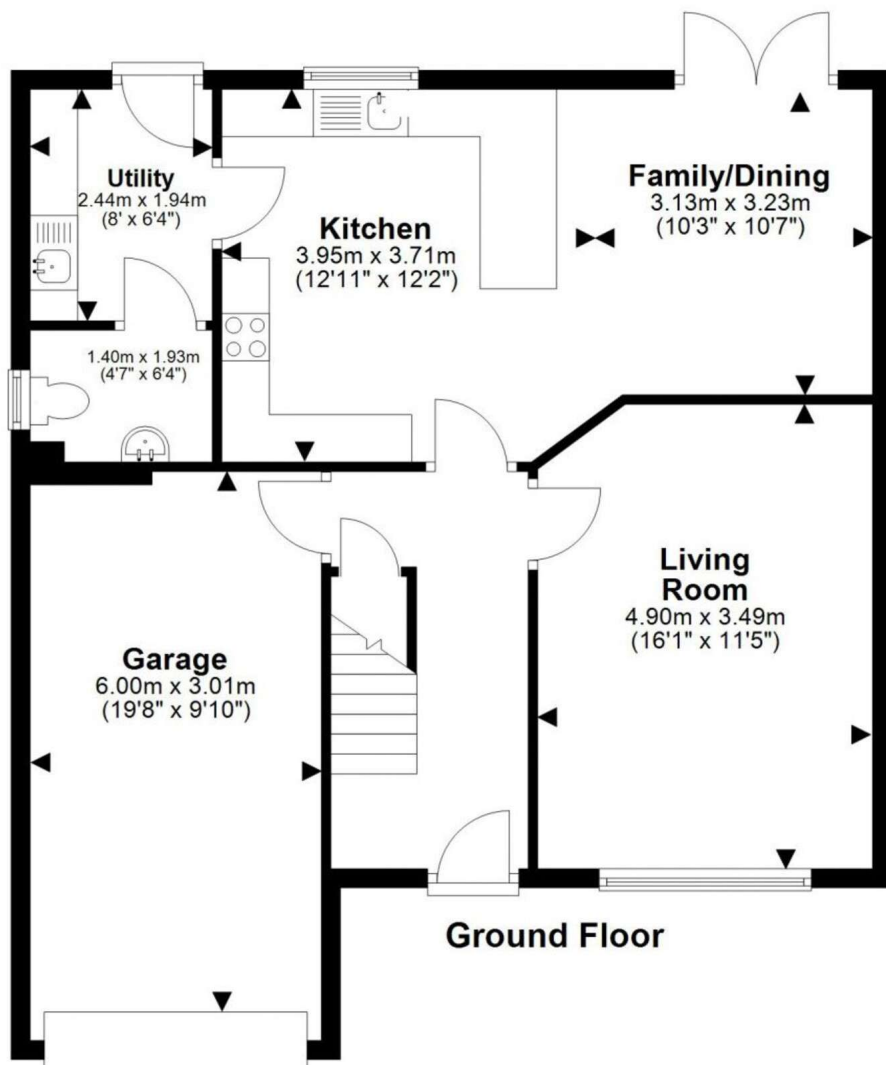
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Winchburgh offers the opportunity to live in a thriving, well-connected community close to Edinburgh, combining modern living with scenic surroundings and excellent amenities. Commuting is straightforward, with Edinburgh city centre only around 9 miles away and excellent road connections via the M8 motorway.

Public transport is also convenient, with regular bus services and trains at nearby Linlithgow or Uphall/Broxburn stations. Edinburgh Airport is just over 15 miles away, providing easy access for travel further afield.





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.