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2 Station View

Winchburgh, Broxburn, EH52 6WL



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Property Summary

Introducing an outstanding four/five-bedroom detached house which occupies a generous corner plot in thriving Winchburgh. This southwest-facing home boasts exquisite modern interiors, offering lots of space and high-end finishings. It features a stylish kitchen with a breakfast bar, four modern washrooms, and two reception areas, including a formal dining room that can be used as a fifth bedroom or an office (if preferred). It also has a family-friendly garden that is fully enclosed, incorporating a neat lawn, a patio, and a timber deck, as well as a sizeable garden and games room for year-round enjoyment.

Extras: all fitted floor and window coverings, light fittings, and integrated appliances (five-burner gas hob, double oven, fridge/freezer, and dishwasher) to be included in the sale.



Features

- Executive detached house with large corner plot
- Part of a modern development in Winchburgh
- Bright entrance hall with storage and a WC
- Spacious living room with dual-aspect windows
- Good-size formal dining room/fifth bedroom
- Highly fashionable kitchen/dining room
- Utility room with additional built-in storage
- Principal suite with wardrobes and en-suite bathroom
- Second double bedroom with en-suite shower room
- Two additional double bedrooms (one with storage)
- 4pc family bathroom with a shower cubicle
- Landscaped gardens to the front, side, and rear
- Expansive garden/games room with a fitted bar
- Unrestricted on-street parking
- Gas central heating and double-glazed windows
- EPC Rating - B



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“Executive detached house with large corner plot, part of a modern development in Winchburgh”







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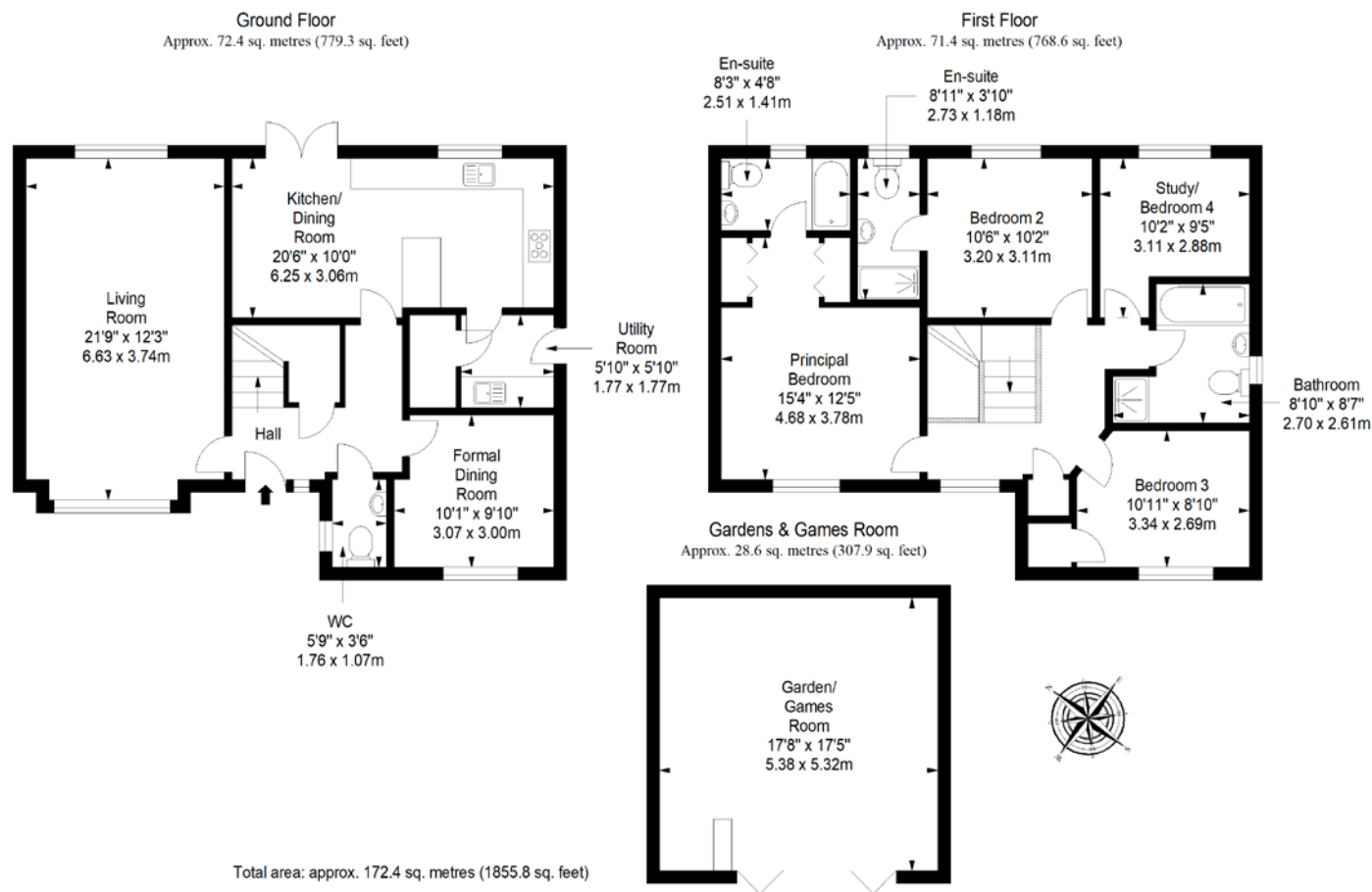
*“Principal suite with wardrobes and
en-suite bathroom and a second
double bedroom with en-suite
shower room”*







Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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