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# 35 Stonebyres Road, Winchburgh, Broxburn, West Lothian, EH52 6BZ

Tastefully Presented Three-Bedroom, Mid-Terraced House with Garden & Parking

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# Property Description

Light and tastefully presented, three-bedroom, mid-terrace house, with private gardens and an allocated parking space. Set in a modern and growing residential development, located in a sought-after commuter location of Winchburgh, West Lothian.

Comprises an entrance hallway, living room, dining/kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

Ready to move in, with light neutral decor throughout, and well-proportioned room sizes. Features include a fitted kitchen, modern bathroom suites, gas central heating, solar panels, and double glazing. In addition, there is contemporary flooring and good storage provision, including a loft. Externally, there is a lawn, a paved patio and a gate to the residential car park.

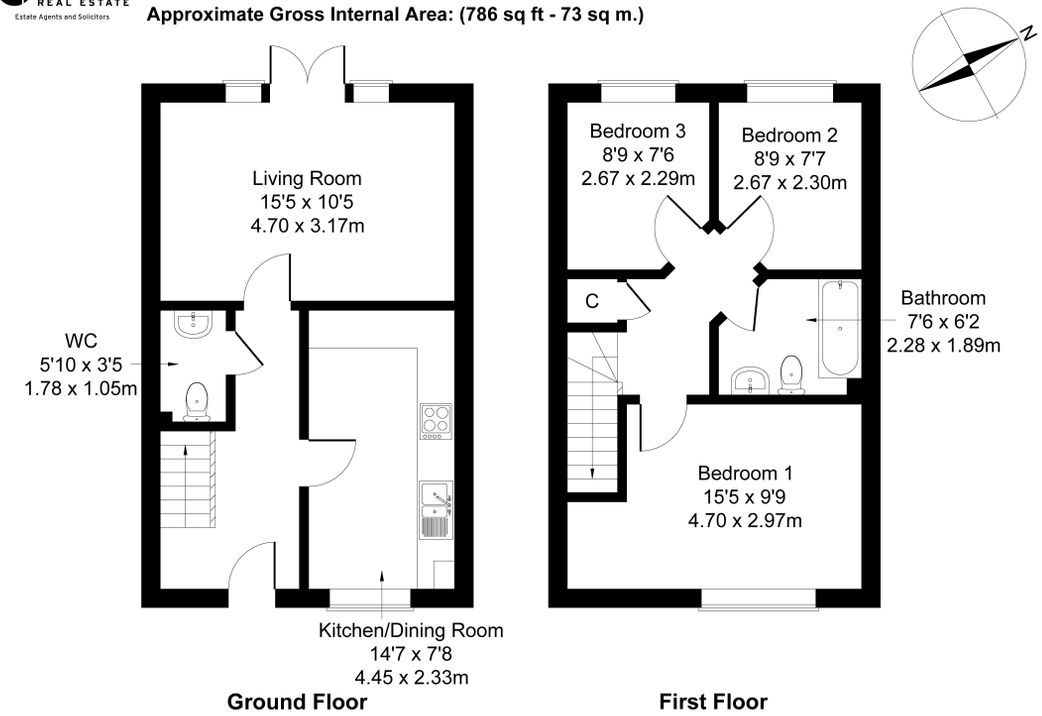
A welcoming entrance with wood-effect vinyl flooring leads through the property towards the rear, where a convenient WC is located along the way before reaching the spacious living/dining room. This room continues the contemporary flooring and light décor, offering a modern finish and direct access to the private garden, making it ideal for entertaining.

At the front of the property, the kitchen is fitted with granite-effect countertops and matching upstands, a stainless steel sink with drainer, integrated oven and gas hob with canopy, washing machine, dishwasher, and fridge freezer. Upstairs, carpeted flooring flows throughout and provides access to bedrooms one, two, and three, with bedroom one also benefiting from space for free-standing furniture, and all rooms finished with light décor. Completing the home is a family bathroom comprising a three-piece suite with a shower over the bath.

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**Approximate Gross Internal Area: (786 sq ft - 73 sq m.)**




**Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.**

# Area Description

Winchburgh is a thriving small town in West Lothian, ideally situated just off the B9080 and M9 motorway, around 10 miles from Edinburgh and close to Edinburgh International Airport. The village offers a wide range of local amenities, including a Sainsbury's supermarket, well-regarded schools at all levels, a golf course, and a bowling club. Surrounded by scenic countryside, Winchburgh is also at the heart of one of the UK's largest placemaking projects, featuring new homes, schools, improved amenities, enhanced transport links, and extensive recreational green spaces. This central location provides superb commuting options to Edinburgh, Livingston, and Fife, with quick access to major trunk roads and motorways.



















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