

13 Glass Place

WINCHBURGH | BROXBURN | WEST LOTHIAN | EH52 6SG

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Situated in the popular village of Winchburgh, West Lothian, this attractive three-bedroom end-terraced house offers spacious, modern accommodation, making it an ideal home for first-time buyers, couples or growing families.

The property comprises an entrance hallway leading to a bright and spacious living room. The modern kitchen benefits from ample worktop space and a range of floor and wall-mounted units, with a separate utility room conveniently located off the kitchen.

Upstairs, there are two generous bedrooms, while the third bedroom is ideal for use as a nursery, home office or guest room. A contemporary bathroom, complete with a two-piece suite and separate walk-in shower cubicle, completes the accommodation.

Externally, the property benefits from a front driveway providing off-street parking and a fully enclosed rear garden, ideal for relaxing and entertaining.

- Three bedroom end terraced house
- Driveway for off-street parking
- Fully enclosed rear garden
- Close to local amenities
- Double glazing
- Gas central heating

Energy Rating C. Council Tax band B.

Included in the sale will be all blinds, light fittings, wardrobe in bedroom 1, the integrated oven/hob/extractor and the dishwasher.

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



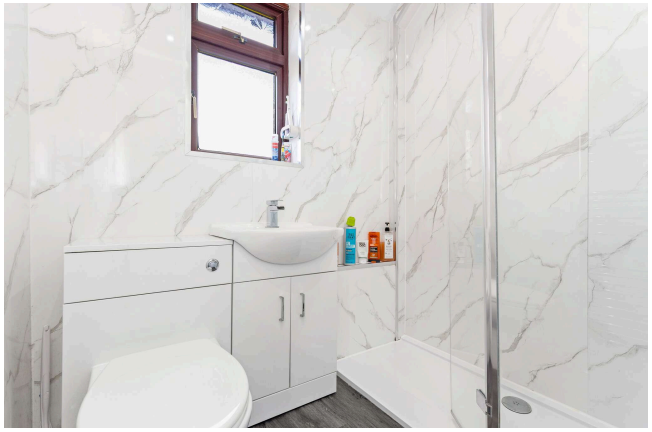
The property is located in the popular West Lothian village of Winchburgh, which lies some 14 miles from Edinburgh, and is well within commuting distance of Edinburgh and Livingston. The property is well positioned to take advantage of a good range of shopping outlets on nearby Main Street, with further amenities to be found at Kirkliston and Broxburn, including excellent sporting and recreational facilities. Winchburgh has its own primary school, with secondary schooling available at nearby Broxburn. An efficient public transport network operates throughout the town, into Edinburgh and throughout West Lothian. The city bypass and main motorway networks are also within easy reach.



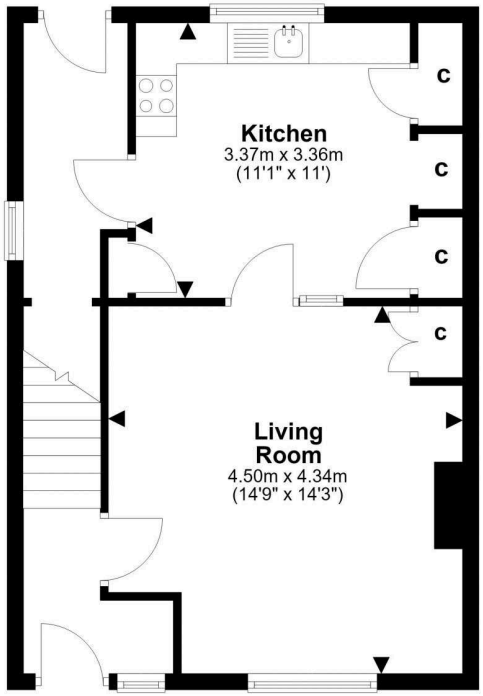




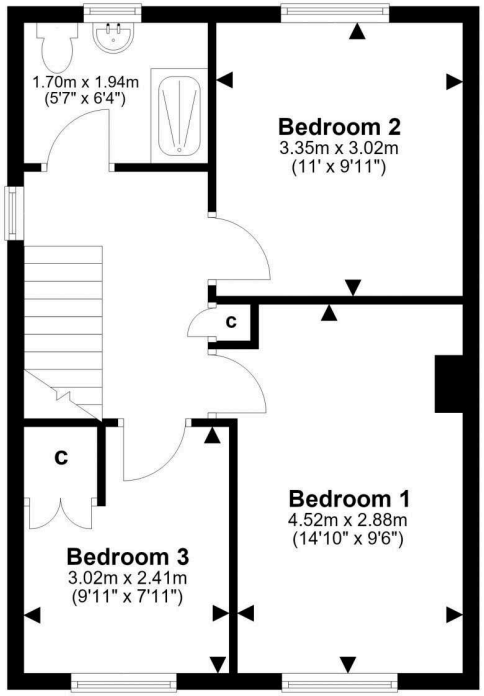








Ground Floor



First Floor



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.

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