



Fixed Price

£324,000

21 Church Avenue

Winchburgh | West Lothian | EH52 6UX

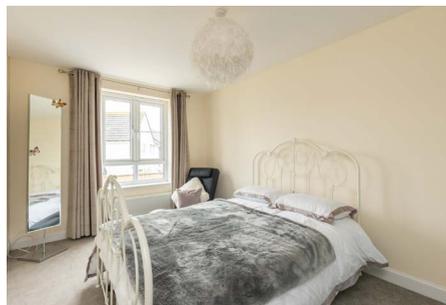
A delightful detached house offering well-proportioned 4 bedroom accommodation and enjoying a good sized private garden in the popular high-amenity village of Winchburgh, offering the convenience and tranquility of suburban living but close to local amenities, schools and transport links. The beautiful surrounding countryside offers a wide range of outdoor activities including hiking and cycling.

-  4 Bedrooms
-  1 Reception Room
-  2 Bathrooms
-  Private Gardens
-  Garage & Driveway
-  EPC Rating – C
-  Council Tax Band – E



Description

Neilsons are pleased to present this attractive and well-positioned detached house forming part of a modern development. The accommodation is in good decorative order throughout and briefly comprises: entrance hallway, bright reception room, superb kitchen/dining room with box bay window and French doors to the garden. The kitchen area is fitted with an excellent range of modern wall and base units with integrated appliances including double oven & grill, 5 burner hob, dishwasher and fridge freezer. A useful utility room has plumbing for a washing machine and space for an additional fridge or tumble dryer and has a door to the garden and access to the downstairs WC. To the first floor there are four good sized bedrooms with the principal bedroom having built-in wardrobes and a stylish en-suite shower room and there is a family bathroom with a modern white suite. Benefits on offer include excellent storage space throughout the home, gas central heating and full double glazing.



Extras

The integrated kitchen appliances are to be included in the sale along with all fitted floor coverings, light fittings, window blinds and curtains in the kitchen. Other curtains, curtain poles and light shades are not included.

Gardens & Garage

To the front of the property a two-car monoblocked driveway leads to the integral single garage which has up and over door, power and light and offers potential for conversion to further living accommodation subject to the usual consents. To the rear, the delightful enclosed garden offers a safe space for children or pets to play and is predominantly laid to lawn with a large patio area ideal for al fresco dining in the warmer months.

Viewing

Please contact Neilsons on 0131 625 2222





Location

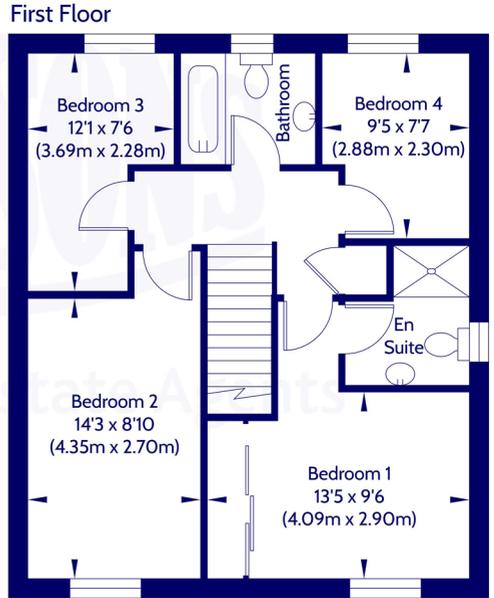
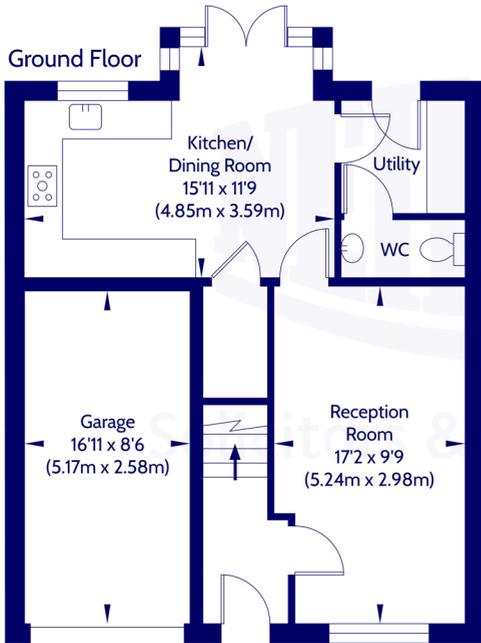
The property is situated within the popular West Lothian village of Winchburgh which is bordered by beautiful countryside and offers good local day-to-day shops and services. The village is part of a £1 billion redevelopment project in West Lothian, including new schools and transport infrastructure. A wider selection of amenities is available in the nearby towns and villages of Kirkliston, South Queensferry, Broxburn and Linlithgow. For a more extensive range of high-street shops the Almondvale Shopping Centre and McArthur Glen Designer Outlet in Livingston together with Hermiston Gait Retail Park and the Gyle Shopping Centre in Edinburgh are all within commuting distance. This is an excellent location for the commuter with great transport links to Glasgow, Edinburgh and Stirling with the M8/M9 being easily accessible. Schooling is available from nursery to senior levels. The village offers beautiful walks/cycle routes along the Union canal to both Edinburgh and Linlithgow.



Approx. Internal Area 100.43 Sq M / 1081 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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