

COULTERS<sup>©</sup>

# 7 WINCHBURGH ROAD, WOODEND

NEWTON, BROXBURN, EH52 6QB

 5 BED  3 BATH  5 PUBLIC



## TAKE A LOOK INSIDE

7 Winchburgh Road is an extremely impressive, substantial detached family home, superbly situated in the attractive hamlet of Woodend, to the west of Edinburgh and offers generous, superbly proportioned accommodation over two floors (c. 3,500 square feet). Finished beautifully, the property has wonderful views across the engaging well-tended sizeable garden ground over fields to both the front and rear.



The home is entered by way of an entrance vestibule, which in turn opens onto a spacious hall. A welcoming sitting room enjoys views to the front of the property with a large wood mantelpiece and open flame gas fire forming a lovely focal point in the room. Double doors open onto the formal dining room which overlooks the delightful rear garden.

## KEY FEATURES



Handsome, detached house with delightful views.



Five spacious double bedrooms.



Beautiful, well maintained garden.



Integrated double garage and 2 car driveway.



Situated in the charming village of Woodend.



Excellent local amenities nearby.





The heart of the home is the wonderful dining kitchen / breakfast room / family room which is fantastic open space for which the inhabitants can congregate. The kitchen has high quality wall and base mounted cabinetry with granite worktops & breakfast bar, incorporating a range cooker, fridge/freezer and extractor hood.

The family room is flooded with light and has immensely engaging views on three sides, over the garden and towards the fields beyond. On the ground level there is a 5th bedroom, a handy utility room and WC.





## MORE INFORMATION

The sweeping staircase leads up to the first floor with a large open hall, which has been utilised as a play area for visiting grandchildren, or could be used as an office space. Overhead access to the attic is located here. Both the generously proportioned master bedroom and second bedroom both have fitted wardrobes, a dressing area and stylish modern en-suite shower rooms. There are two further spacious double bedrooms, both with fitted wardrobes. An impressive family bathroom is fitted with a contemporary freestanding bath, separate large shower cubicle & WC. The home also benefits from timber frame double glazing and has oil fired central heating, with underfloor heating in the bathroom and master bedroom en-suite.

There are extensive rear garden grounds, mainly laid to lawn have attractive, established borders, planted with a delightful mix of bushes & shrubs. Immediately outside the home is a substantial patio area, perfect for entertaining/dining in fair weather. A summerhouse and practical garden shed will be included in the sale. Accessed from the vestibule, there is a large double garage (with fitted storage area, power and lighting) and a monobloc driveway with comfortable space for at least three cars.







## THE LOCAL AREA

Winchburgh Road, Woodend is located just on the outskirts of Newton Village, a pretty spot, just west of the array of South Queensferry with its shops, cafes and eateries. Winchburgh is nearby and a more extensive selection of amenities can be found on the way into Edinburgh at The Gyle Shopping Centre and the beautifully manicured parkland and coastal paths at Hopetoun House are also within easy reach.

The property is ideally located for the motorist with quick access to the M9, M8 and Queensferry Crossing providing routes into Edinburgh City Centre, Glasgow and up to Stirling and Fife. The nearest Train Station is Dalmeny and Edinburgh Airport as only a short distance away.

## EXTRAS

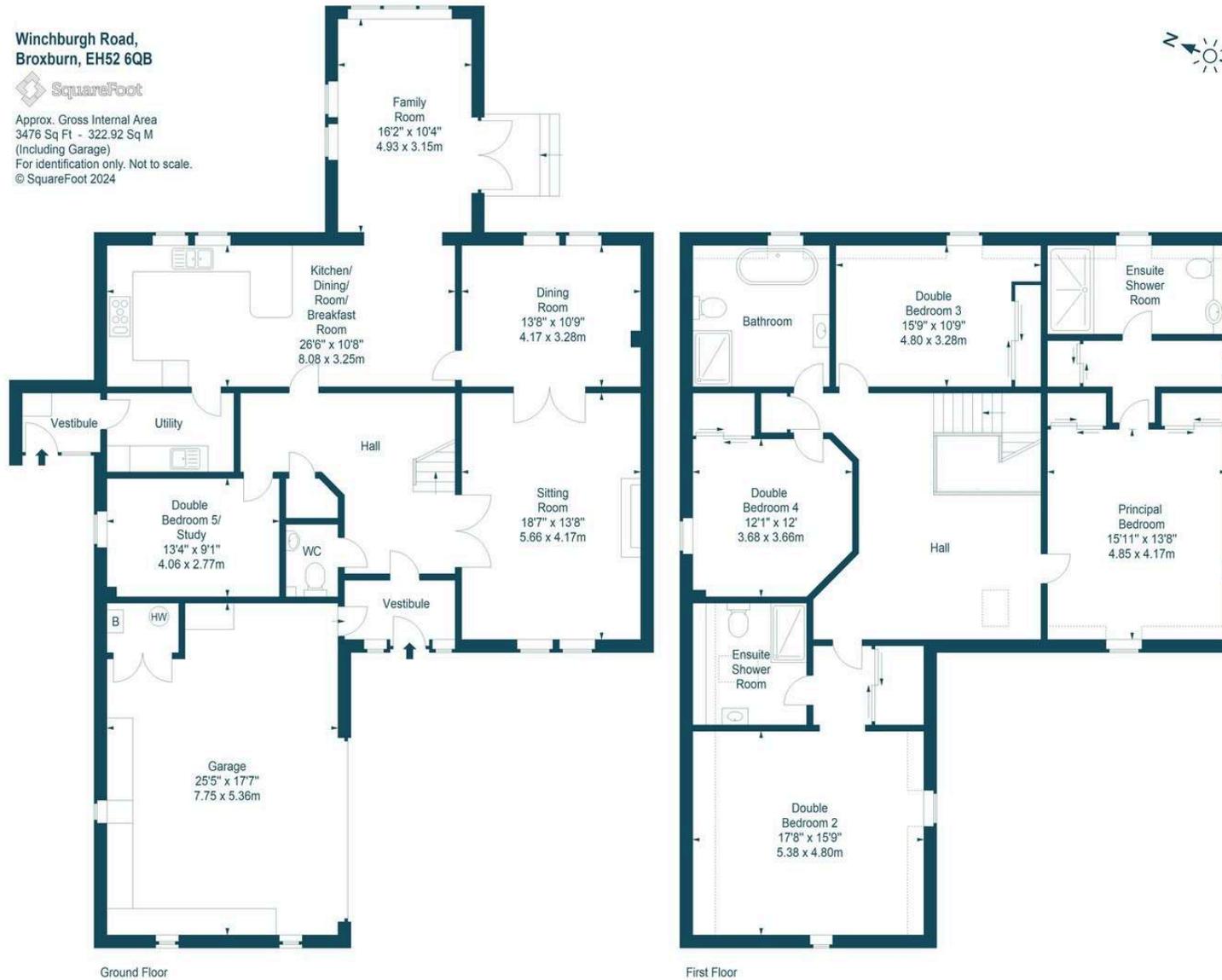
All curtains, blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. The washing machine and tumble dryer are available by separate negotiation.



Winchburgh Road,  
Broxburn, EH52 6QB



Approx. Gross Internal Area  
3476 Sq Ft - 322.92 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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Ground Floor

First Floor

## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.