

40 Queen Mary's Court, Winchburgh, EH52 6FN



Description

The Blair offers spacious family comfort and clean, contemporary style home, finished to an impeccable standard benefiting from carefully considered interior specification, which features thoughtful design elements and an acute attention to detail that the multi-award winning Cala Homes has become known for. An open plan kitchen, dining and family area is further extended on to the patio and rear garden via French doors, while an adjoining utility room provides practical space. Ideal for entertaining, The Blair features a separate lounge and dining room. On the first floor and centered around a spacious, galleried landing are four spacious double bedrooms - two of which are en suite - and a luxurious family bathroom. Storage cupboards throughout the home, as well as a detached garage, providing ample storage space.

- An open plan kitchen/family/dining area leading out to the rear garden
- A spacious lounge to the front of the home
- A separate dining room - perfect for entertaining
- A galleried landing
- 4 generous bedrooms all with fitted wardrobes
- A utility room to keep your kitchen clutter free
- Overall size of 1,439 sq. ft

Images are for illustrative purposes and layouts may vary depending on the individual plot

Price and Viewing

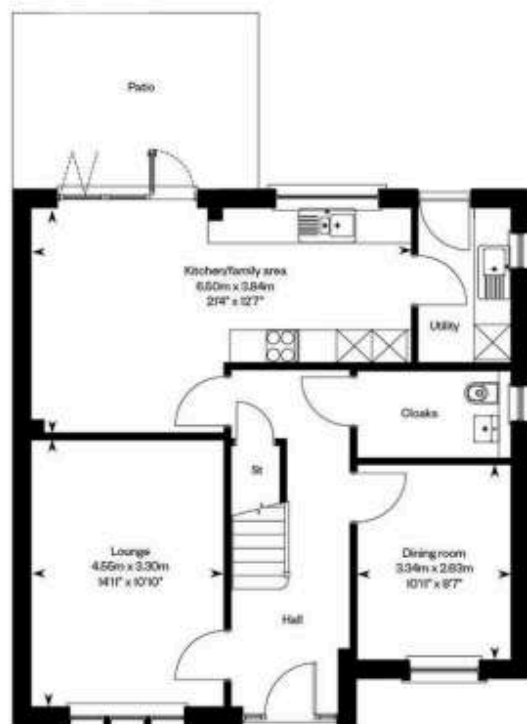
For price and viewing information or further details on this property please contact us on 0131 557 3188.



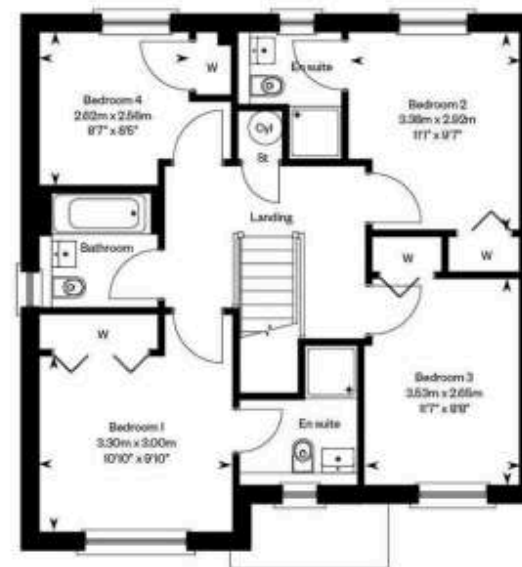
Location

Undergoing a major expansion project, the charming village of Winchburgh offers the best of both worlds: a relaxed rural haven within easy reach of the capital. Situated approximately ten miles west of Edinburgh city centre and enveloped by rolling hills and rich green pastures, Winchburgh offers no shortage of outdoor activities including a network of walking and cycle routes throughout the dense countryside or along picturesque Union Canal. Winchburgh is also home to the historic tower house Niddry Castle, with prestigious Niddry Castle Golf Club within its grounds. Much of Winchburgh's charm lies in its increasingly rare village ambience and thriving local community. The village boasts a remarkable range of services and amenities (which continue to expand) including independent shops and eateries, a post office, hotel, pharmacy, and a medical centre, plus a community centre offering a varied programme of clubs and classes for all ages. Early years, primary, and secondary education are provided locally too. Winchburgh is also popular with commuters thanks to its ideal location between the M8 and M9, as well as its proximity to Edinburgh Airport and the Queensferry Crossing. Plus, the village has good public transport services, including frequent bus services into Edinburgh, as well as nearby Linlithgow, Broxburn, Falkirk, and South Queensferry.





Ground floor



First floor



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