

Fantastic five bedroom detached house

Early viewing recommended







Turnlea House

123 Main Street, Winchburgh, West Lothian, EH52 6QP

Scan Here!

5 BED

4 BATH + 2 WC

SECURITY GATES

ENERGY C EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0131 524 9797
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available





Turnlea House

123 Main Street











Spacious living room





Dining room with access to conservatory

Winchburgh is centrally located and has great links to Glasgow, Edinburgh and Stirling utilising both Uphall (approx. 5.9 miles) and Linlithgow (approx. 5.4 miles) train stations.

The M8 and M9 motorway networks are easily accessible as well as Edinburgh Airport and the Forth Bridges. A regular bus service also serves the community well. Livingston town centre and the MacArthur Glen retail outlet are approx. 8.5 miles away.

The community schooling is served by Holy Family primary school and Winchburgh primary school, the secondary schools are St Margaret's Livingston and Linlithgow academy. The village offers beautiful walks along the Union canal to both Edinburgh and Linlithgow and the fantastic Niddrie Castle 18 hole golf course.

Part Exchange available - we are delighted to present to the market this unique five bedroom detached home. The property offers both flexible and generous accommodation and will make a superb family home.

On entering the property, you walk into a welcoming hallway. The large living room is well proportioned and is dominated by an eye catching large stone fireplace with electric fire, which can also if preferred be used as a coal fire. The fireplace takes up most of the space on the West wall of the sitting room. There is also a large south facing window which floods the room with natural light.

The dining room is bright and provides comfortable dining for six. Leading from the dinning room is the sunroom with outlook into the beautiful garden, which is ideal for relaxing or enjoying evening drinks all year round. A cloakroom with sink/WC is also situated on the lower level.







The kitchen/diner is ideal for modern family living or less formal dining with friends. There is a good selection of base and wall mounted units and an impressive range cooker with gas hob and double oven can be enjoyed for any aspiring cooks. An American style fridge freezer and integrated dishwasher are also included in the sale.

The utility area is split levelled and provides a good range of wall and base mounted units and also houses the washing machine and tumble drier, which are also included in the sale.

The conservatory is also accessed through this area, which provides a peaceful place to admire the garden. The integral double garage with electric roller doors, power and light may also be accessed from the utility area.

The fifth bedroom is situated on the ground level and offers great versatility.

Large conservatory

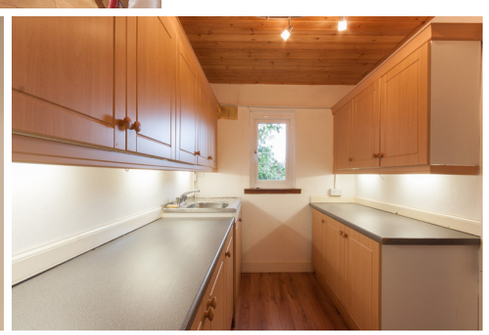






"...The kitchen/ diner is ideal for modern family living or less formal dining with friends..."







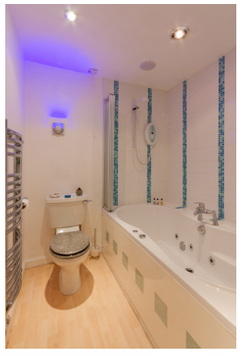

The Bedrooms











En-suite shower rooms and WC's







On the upper level there is great storage provided on the landing and access to the attic can also be found here. The bright airy Master bedroom has a dual aspect window with views towards Edinburgh, built in wardrobes and offers great furniture configurations, the large en suite bathroom houses a shower, sink and WC.

The second bedroom overlooks the garden to the rear of the property. There is a large built in wardrobe. The en-suite houses an indulgent Jacuzzi bath and shower and may be accessed from both the bedroom and the hallway, which offers further flexibility in the accommodation.

The third bedroom has a lift installed which descends into the dining room below, making wheelchair access relatively easy throughout the property. When not in use the lift automatically returns to the bedroom. In the dining room the lift base is concealed on the wall and is hardly noticed. The bedroom comes complete with en-suite consisting of shower, WC and sink. The fourth bedroom is also bright airy and offers great furniture configurations and also boasts its on en-suite with shower, WC and sink.

The impressive driveway entrance to this truly unique home is secured with electronic wrought iron gates, which lead to a driveway with enough parking for up to four cars.

The property benefits from a double garage, full double-glazing and gas central heating, CCTV intercom, security shutters on the lower level accommodation, alarm system and garden shed.

The Floor Plan



Approximate Dimensions
(Taken from the widest point)

Lounge	5.96m (19'7") x 4.49m (14'9")
Kitchen	5.00m (16'5") x 3.48m (11'5")
Utility Room	3.47m (11'5") x 1.96m (6'5")
Utility Room 2	2.72m (8'11") x 2.08m (6'10")
Dining Room	4.08m (13'5") x 3.49m (11'5")
Conservatory	4.90m (16'1") x 3.54m (11'7")
Conservatory 2	4.04m (13'3") x 2.39m (7'10")
Bedroom 1	3.82m (12'6") x 3.47m (11'5")
En-suite	2.36m (7'9") x 2.14m (7')
Bedroom 2	3.69m (12'1") x 3.43m (11'3")
En-suite 2	3.43m (11'3") x 1.92m (6'4")
Bedroom 3	3.43m (11'3") x 3.28m (10'9")
En-suite 3	1.80m (5'11") x 1.63m (5'4")
Bedroom 4	3.60m (11'10") x 2.92m (9'7")
En-suite 4	2.90m (9'6") x 0.91m (3')
Study/Bedroom 5	2.99m (9'10") x 2.98m (9'9")
WC	1.48m (4'10") x 1.36m (4'6")
WC 2	1.48m (4'10") x 0.65m (2'2")
Garage	6.48m (21'3") x 5.14m (16'10")







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Part Exchange

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