



9 Balfour Drive, Winchburgh

Offers Over £285,000

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

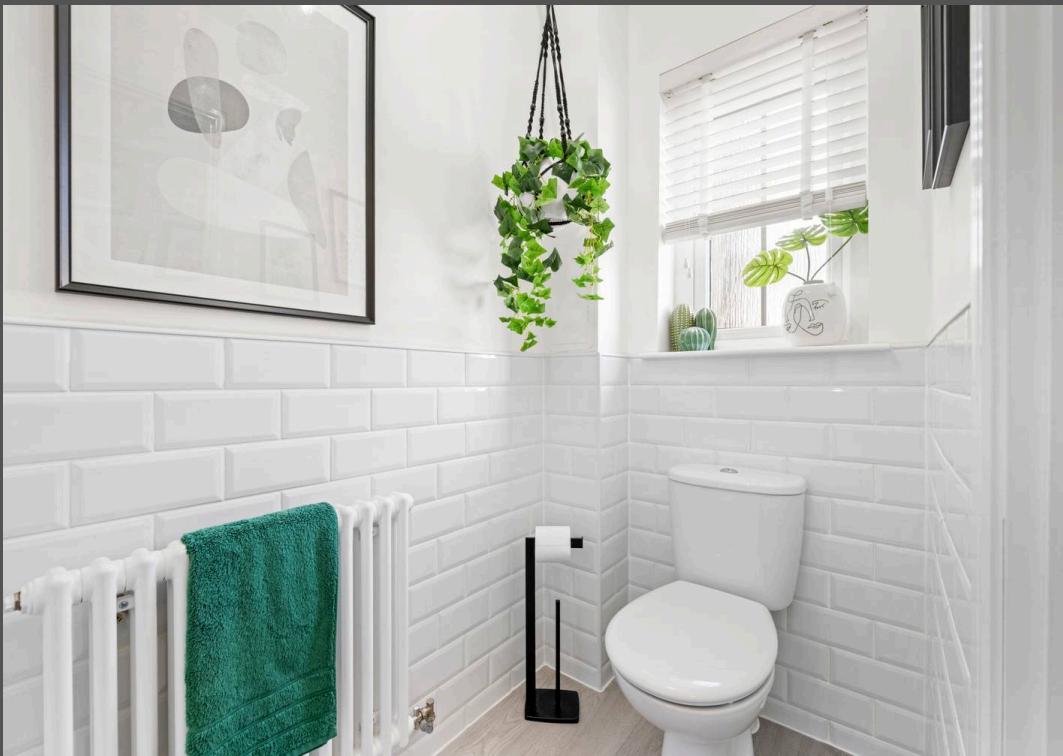
Introducing this splendid 3 Bedroom Semi Detached Villa – an exquisite, spacious abode exuding sophistication and comfort.

Boasting three double bedrooms, this Semi Detached Villa offers generous living spaces perfect for modern family life. The property features a well-appointed fitted kitchen complete with integrated appliances, complemented by French doors that flood the space with natural light. Convenience is key, with the inclusion of a convenient downstairs WC and an en-suite shower room, adding a touch of luxury to every-day routines.

A standout feature of this property is the integral garage and double monobloc driveway, ensuring ample space for vehicles. The home is equipped with gas central heating powered by a combi boiler, promising warmth and efficiency all year round.

Outdoors, a beautiful south facing rear garden awaits, complete with a suntrap decked patio and planters, perfect for al fresco dining or simply soaking up the sunshine. Located in close proximity to new schools, Sainsburys, and motorway access connecting Edinburgh and Glasgow, this property offers convenience and accessibility. Auldcathie Park and Xcite Leisure Centre, with swimming pool and football pitches, provide ample opportunities for leisure and recreation.









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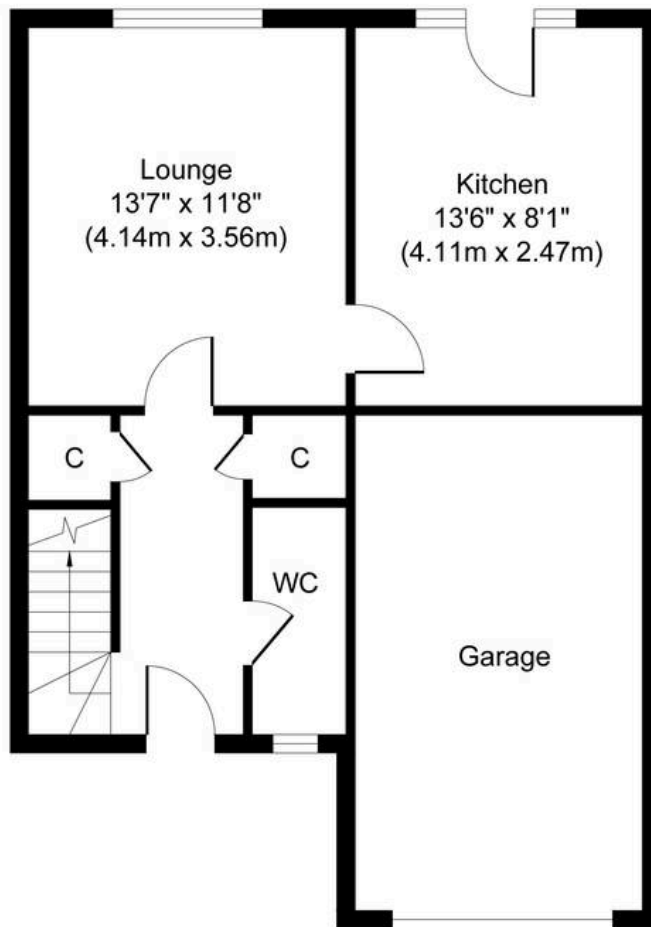




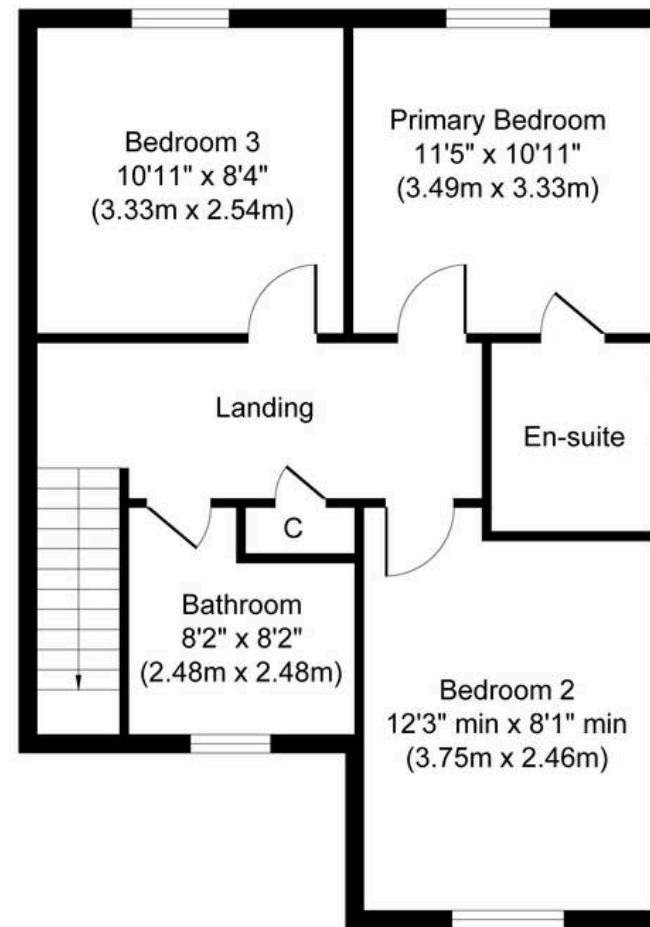
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**Ground Floor**  
**Approximate Floor Area**  
**622 sq. ft**  
**(57.83 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**622 sq. ft**  
**(57.83 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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