



10a Niddry Road, Winchburgh

Offers Over £345,000







Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Nestled in the heart of an exciting new village, this exceptional 4-bedroom Detached Villa presents a blend of elegance and comfort. Boasting generously proportioned rooms, this property offers a perfect mix of contemporary living and practicality. The ground floor features a versatile layout, including a bright open plan living and dining area with patio doors leading to the rear garden, a stunning stone fireplace and captivating decorative ceiling features. The fitted kitchen/breakfast room is equipped with appliances, providing a seamless cooking experience. Additionally the utility room is ideal for extra space for washing and pets. A convenient downstairs shower room and a double bedroom (currently used as a sitting room) offer flexibility for guests or family members. Upstairs, the accommodation continues with three additional double bedrooms, one of which benefits from an ensuite shower room and each bedroom is enhanced by built-in mirrored wardrobes, maximising storage space. Further enhancing the functionality of this home is the gas central heating with combi gas central heating boiler, utility room with external access, perfectly complementing the attached detached garage and off-road parking.

Outside, the property offers an oasis of tranquillity with well stocked gardens to the front and rear. The rear garden features a sizeable slabbed patio, creating an inviting space for relaxation and al-fresco dining. The detached









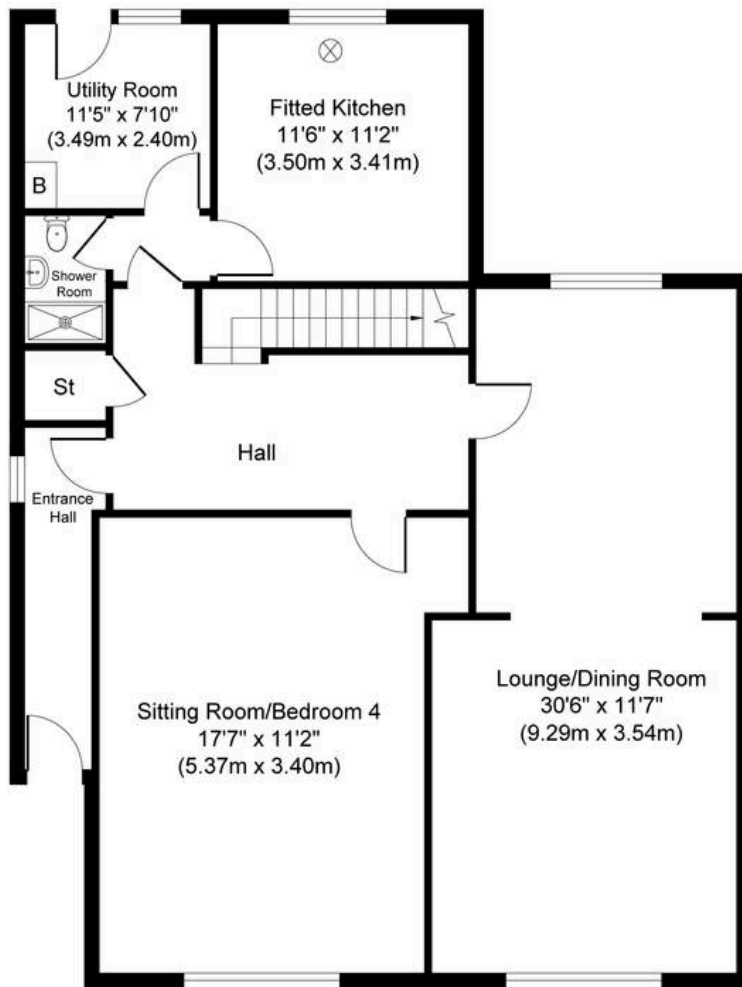
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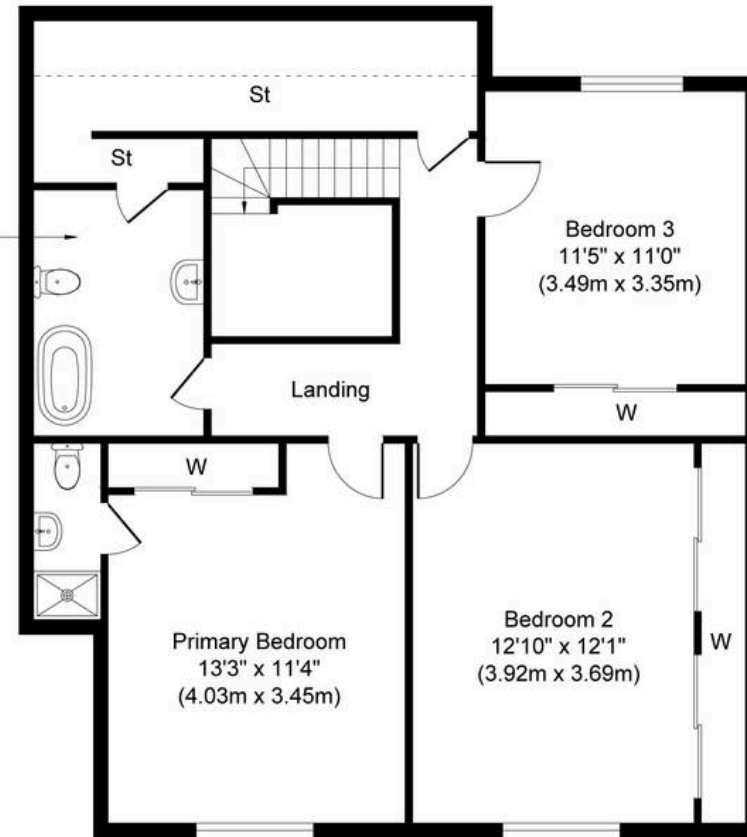
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**Ground Floor**  
**Approximate Floor Area**  
**1170 sq. ft**  
**(108.69 sq. m)**

**Bathroom**  
**11'1" x 6'11"**  
**(3.37m x 2.12m)**



**First Floor**  
**Approximate Floor Area**  
**1066 sq. ft**  
**(99.01 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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