



**REMAX** PROPERTY



10 Darnley Drive, Winchburgh, EH52 6FZ



This exceptional terraced home, located in the sought after new development of Darnley Drive, is just two years old and in immaculate walk-in condition. Perfect for families, couples, or those in need of both bedroom and office space, this modern property offers a stylish and comfortable living environment. Lorna MacDonald and RE/MAX Property are delighted to present this beautifully maintained three bedroom home to the market.

This desirable location offers a wide range of local amenities, making it ideal for families and commuters alike. The area provides access to schools at all levels, local shops, and newly opened sports and recreational facilities. Additional supermarkets, dining options, and leisure facilities can be found in nearby Kirkliston and Broxburn.

Winchburgh is well connected for transport, with regular bus services, easy access to the motorway network via the new M9 junction, and nearby train stations in surrounding towns. Edinburgh International Airport is also within easy reach, making this a convenient and well-connected location.

### **Front Garden**

The welcoming frontage features a neatly kept lawn bordered by decorative stones, with a paved pathway guiding you effortlessly to the front door. Thoughtful planting frames the space, while uninterrupted open greenery to the front creates a lovely sense of privacy and outlook. Allocated and visitor parking is located to the rear.

### **Entrance Vestibule**

The inviting vestibule is entered through a partially glazed composite door. The modern design features white painted walls, complemented by sleek laminate flooring, for a polished look. Finishing touches include a ceiling light, a smoke detector, power points and a radiator, creating a stylish and practical entryway.

### **Lounge**

#### **4.646m x 3.680m (15'02" x 12'00")**

This inviting room features crisp white walls that create a fresh, modern atmosphere, complemented by cosy carpet flooring for added comfort. A large front facing window floods the space with natural light, while a ceiling light ensures it remains bright and welcoming throughout the day. A generous built in cupboard offers excellent storage, and the room is completed with power points, a smoke detector, and two radiators for year round comfort.

### **Kitchen Diner**

#### **3.600m x 3.553m (11'09" x 11'07")**

This thoughtfully designed kitchen blends style and practicality, offering an array of wall and base units with sleek grey frontages, complemented by warm wood effect worktops. White painted walls and matching wood effect laminate flooring create a cohesive, contemporary feel throughout.

The space comes fully equipped with an under counter oven, four ring gas hob with grey glass splashback, and a stainless steel extractor hood. There is also space for a tall fridge freezer. The stainless steel sink with drainer and mixer tap sits conveniently within the layout.

Natural light streams in through the rear glazed door and windows, with additional illumination provided by a ceiling light. There is ample room for a dedicated dining area, perfect for family meals or entertaining guests. Completing the space are power points, a radiator, and a heat detector, ensuring comfort and convenience.

### **Utility Room**

#### **2.030m x 1.148m (6'07" x 3'09")**

The utility room offers a highly practical space designed for both convenience and organisation. It provides a dedicated area for an under counter washing machine, helping keep everyday appliances neatly out of sight. Finished with crisp white walls, a wood effect laminate worksurface, and continued laminate flooring, the room maintains a clean and cohesive look. A ceiling light and convenient power points complete this functional space in the home.

### **Living Level Toilet**

#### **1.716m x 1.158m (5'07" x 3'09")**

An essential room for modern day living, which has been decorated with white and blue painted walls, and laminate flooring. The suite comprises of a close coupled toilet and a pedestal sink. There are downlights, a radiator and an extractor fan to finish off the room.

### **Stairs and Landing**

The décor flows with carpeted stairs and landing, complemented by soft white painted walls. Finishing touches include a ceiling light, smoke detector, power points and attic hatch.

## **Primary Bedroom**

**2.916m x 3.741m (9'06" x 12'03")**

This charming room features white painted walls and cosy carpeted flooring. A built in cupboard provides storage space, enhancing the room's practicality. Two front facing windows fill the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.

## **Bedroom Two**

**3.337m x 2.996m (10'11" x 9'09")**

This great second double bedroom is tastefully finished with white painted walls and carpeted flooring, creating a warm and inviting ambience. A rear facing window allows natural light to flood the room, complemented by a ceiling light for a bright and airy feel. The room is further equipped with power points and a radiator.

## **Bedroom Three**

**3.157m x 1.670m (10'04" x 5'05")**

This well appointed third bedroom features painted walls and carpet to the floor, creating a comfortable ambience. A rear facing window welcomes natural light, brightening the space. Additional features include power points, a ceiling light, and a radiator.

## **Bathroom**

**1.896m x 1.914m (6'02" x 6'03")**

This stylish family bathroom blends practicality with modern elegance. Durable laminate flooring pairs beautifully with crisp white walls and light grey tiling, creating a fresh, easy to maintain finish. Downlights illuminate the room, adding to the bright and welcoming atmosphere.

The contemporary suite features a mains powered shower over the bath, a close coupled toilet, and a sleek pedestal sink, delivering a clean, modern design. Completing the space are a chrome towel radiator, a shaver socket, and an extractor fan.

## **Rear Garden**

This charming private rear garden perfectly combines greenery with practicality. Mainly laid to lawn, it offers ample space for outdoor activities, while a paved area adjacent to the house provides an ideal spot for seating, dining, or relaxation. Fully enclosed by fencing, the garden ensures both privacy and security, with a rear gate for convenient access. Additional features include an outside tap. Whether enjoying a quiet moment outdoors or entertaining guests, this inviting garden is a versatile and peaceful retreat. Allocated and visitor parking is located to the rear.

## **Additional Items**

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

## **VIEWING**

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

## **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 41899.

## **INTEREST**

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Percent
Very energy efficient - lower running costs			
(80-100)	<b>A</b>	<b>87</b>	<b>87</b>
(81-91)	<b>B</b>		
(68-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2009/140/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions		Not environmentally friendly - higher CO <sub>2</sub> emissions	
(80-100)	<b>A</b>	<b>89</b>	<b>89</b>
(81-91)	<b>B</b>		
(68-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
England, Scotland & Wales		EU Directive 2009/140/EC	

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