



**21 Church Grove, Winchburgh**

Offers Over **£535,000**



## 21 Church Grove

Winchburgh, Broxburn

Impressive five-bedroom detached home by Robertson Homes, offering well designed family living, south-facing garden, solar panels and EV charging, with open-plan kitchen/dining garden room & lounge.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 5-bed detached home (2023) by Robertson Homes, open-plan kitchen/dining & garden room, lounge, 2 en-suites, south-facing garden, solar panels, EV charging, garage."



## Entrance Hall

The welcoming entrance hall creates a bright first impression and features stylish herringbone Amtico flooring. From here, there is access to the main lounge, the staircase to the upper floor, a downstairs WC, and a useful under-stairs storage cupboard. The hall also incorporates Hive heating controls and a security alarm system, before leading through to the impressive open-plan kitchen, dining and garden room to the rear.

## Lounge

16' 5" x 12' 8" (5.01m x 3.85m)

The spacious living room is flooded with natural light through large picture windows overlooking the front of the property. Finished with a neutral carpet, the room benefits from stylish media panelling with built-in storage, creating a sleek, contemporary space. With a radiator for comfort and ample power points throughout, this inviting room is ideal for both relaxing and entertaining.

## Cloakroom

9' 5" x 6' 8" (2.88m x 2.04m)

The downstairs WC is bright and practical, fitted with a modern crisp white toilet and sink, a large storage cupboard, and a radiator for added warmth and comfort. Conveniently located off the entrance hall, it combines functionality with a clean, modern finish.

## Kitchen, Dining, Garden Room

25' 11" x 21' 8" (7.90m x 6.60m)

The heart of the home is the impressive open-plan kitchen, dining and garden room, finished with stylish herringbone Amtico flooring for a seamless, contemporary feel. The modern kitchen features sleek units, integrated appliances, and a convenient breakfast bar, ideal for casual dining or entertaining. The kitchen flows effortlessly into the dining area and bright garden room, which enjoys views over the south-facing rear garden.





### Utility Room

12' 2" x 6' 1" (3.70m x 1.85m)

The well-appointed utility room offers practical family living with access to the garage and a side door. It features herringbone Amtico flooring, a radiator for added warmth, a sink, and under-counter storage on two sides. Providing a flexible space for laundry and household tasks. (Please note the washing machine and tumble dryer are not included in the sale.)

### Primary Bedroom

16' 7" x 11' 5" (5.06m x 3.49m)

The primary bedroom, positioned to the front of the home, enjoys a bright and restful aspect with ample natural light from the full length windows. This spacious main bedroom is complemented by a stylish en-suite shower room and generous built-in wardrobes, offering excellent storage and a comfortable retreat at the end of the day. Designed with both relaxation and practicality in mind, the principal suite provides a calm, luxurious space within this exceptional family home.

### Primary En-suite

6' 0" x 5' 1" (1.83m x 1.54m)

The primary bedroom's en-suite shower room features modern fixtures and finishes, including a spacious shower area, wash basin and WC. The room is enhanced by underfloor heating and a heated towel rail, adding everyday comfort and practicality while maintaining a high-quality, contemporary finish.

### Bedroom 2

7' 10" x 11' 6" (2.40m x 3.50m)

A generously proportioned double bedroom, perfect for family or guests. This room benefits from a built-in wardrobe and its own en-suite shower room, offering both privacy and convenience. Finished with neutral carpet and a radiator, it provides warmth and a comfortable atmosphere.





### **Bedroom 3**

11' 7" x 11' 7" (3.53m x 3.53m)

Bedroom 3 is a well-proportioned double bedroom overlooking the rear of the property. Finished with a neutral carpet and fitted with a radiator, the room enjoys a bright and comfortable atmosphere, making it ideal for use as a bedroom, guest room or flexible living space.

### **Bedroom 4**

8' 6" x 11' 7" (2.60m x 3.52m)

Bedroom 4 is a well-proportioned bedroom overlooking the rear of the property. Finished with a neutral carpet and fitted with a radiator, the room offers a bright and comfortable space, ideal for use as a child's bedroom, guest room, or flexible family accommodation.

### **Office/ Bedroom 5**

7' 6" x 9' 2" (2.28m x 2.80m)

Bedroom 5 overlooks the rear of the property and is currently utilised as a home office, demonstrating the flexibility of the space. Finished with a neutral carpet and fitted with a radiator, the room could comfortably accommodate a single or small double bed.

### **Family Bathroom**

11' 7" x 6' 2" (3.54m x 1.89m)

The stylish family bathroom is fitted with contemporary sanitaryware and quality finishes, thoughtfully designed to serve the household with ease. The suite includes a bath with shower over, wash basin and WC, complemented by underfloor heating, a heated towel rail for everyday comfort.

### **Bedroom 2 En-Suite**

5' 3" x 4' 7" (1.60m x 1.40m)

The second bedroom's en-suite shower room is finished with modern fixtures and fittings, comprising a spacious shower enclosure, wash basin and WC. The room benefits from underfloor heating alongside a radiator, providing warmth and comfort while complementing the contemporary design.





## GARDEN

The property benefits from a fully enclosed rear garden, predominantly laid to lawn and enjoying excellent sun throughout the day thanks to its south-facing aspect - perfect for outdoor dining, play or relaxation. A patio area provides a great space for alfresco dining or entertaining, while the lawn offers plenty of room for children and pets. There is also handy space down the side of the house with a gated area ideal for discreet bin storage, and an outside tap for watering and garden care.

## FRONT GARDEN

To the front, the property benefits from monoblock driveway parking for two cars, leading to an integral garage. An electric car charging point adds modern convenience, while a small area of lawn softens the frontage and enhances the home's kerb appeal.

## DRIVEWAY

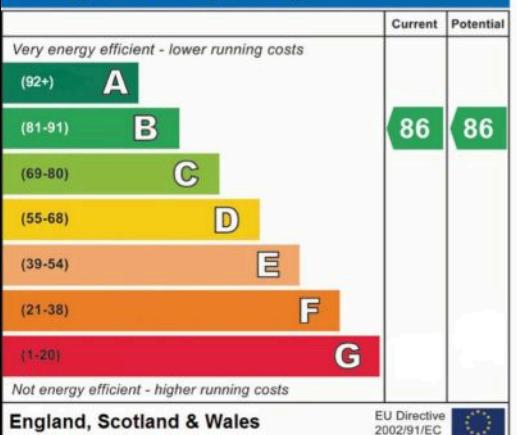
2 Parking Spaces



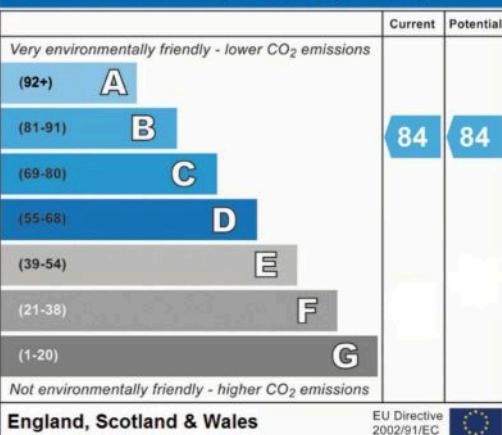
21 Church Grove, Winchburgh, Broxburn, EH52 6FL



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating





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