



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

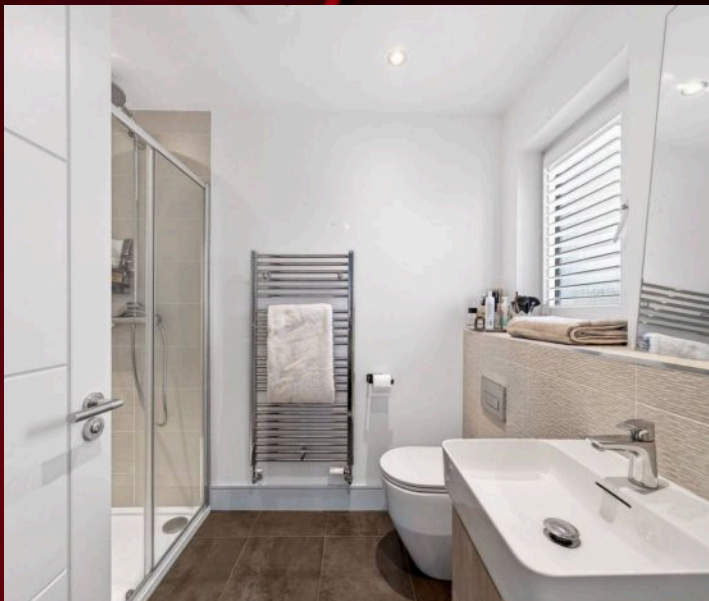
7' 6" x 9' 2" (2.28m x 2.80m)

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



Approx. Gross Internal Floor Area 1970 sq. ft / 183.15 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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