



43 Niddry View, Winchburgh, EH52 6RR

**RE/MAX** Property



This modern, spacious semi-detached home on Niddry View is presented in true walk in condition, offering an exceptional opportunity for buyers seeking a stylish and versatile property. Ideal for families and first time buyers alike, the home combines comfort with contemporary living. Lorna MacDonald and REMAX Property are delighted to bring to the market this impressive three double bedroom home, occupying a desirable corner plot and benefiting from a multi car driveway.

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 Approach**

The front of the property provides a welcoming first impression, featuring a low-maintenance design with a stone-finished driveway, a paved pathway leading to the front steps and entrance, and neatly arranged hedging to the borders. The generous driveway offers parking for four vehicles.

#### **Entrance Hallway**

The inviting entrance is accessed via a half glazed upvc door, allowing natural light to flood the space. The contemporary design is immediately apparent, with soft light grey walls and solid oak flooring flowing seamlessly from the vestibule into the hallway. A useful under stair cupboard within the vestibule provides excellent storage. The vestibule and hallway are finished with downlights, a smoke detector, a radiator, and conveniently positioned power points.





## Lounge

**3.723m x 4.598m (12'02" x 15'01")**

This generously proportioned room is finished with predominantly neutral walls, complemented by a striking blue feature fireplace wall and tastefully papered accents, with solid oak flooring continuing throughout to create a warm and inviting atmosphere. A large front facing window floods the room with natural light, further enhanced by a ceiling light. A wood burning stove forms an attractive central focal point. The room is completed with a radiator, smoke detector, and multiple power points.

## Breakfasting Kitchen

**2.410m x 5.265m (7'10" x 17'03")**

This contemporary kitchen offers a stylish yet highly functional layout, featuring a range of wall and base units in a sleek white gloss finish, complemented by marble effect worktops and a modern copper splashback. Grey painted walls and vinyl tile flooring complete the clean, modern aesthetic.

Included in the sale are an under counter oven, five ring gas hob, and a stainless steel and glass extractor hood. The kitchen also provides space for a washing machine, dishwasher, and under counter fridge and freezer. A stainless steel sink with drainer and mixer tap is positioned beneath a window overlooking the garden, allowing natural light to flood the room. Additional brightness and convenient outdoor access are provided via a small window and a half glazed upvc door.

Further features include two ceiling lights, under unit lighting, power points, and a heat detector. There is also dedicated space for bar stool seating, making this kitchen ideal for both everyday living and entertaining.

## Bathroom

**1.711m x 1.807m (5'07" x 5'11")**

This stylish bathroom perfectly blends elegance and practicality, featuring contemporary neutral wall tiles contrasted with sleek black floor tiles. A rear facing window bathes the space in natural light, complemented by a ceiling light for added brightness. The suite comprises a bathtub with an electric shower above, a pedestal sink, and a close coupled toilet. Completing the room are a chrome towel radiator and a built in mirror, creating a functional yet sophisticated space.

## Stairs and Landing

The décor flows seamlessly, with carpeted stairs and landing beautifully complemented by light grey painted walls. A convenient shelved cupboard provides additional storage, while thoughtful finishing touches include a ceiling light, smoke detector, power points, and an attic hatch which provides access to additional insulated and partially floored storage space.

## Primary Bedroom

**3.064m x 4.319m (10'00" x 14'02")**

This charming room is tastefully finished with blue and lilac painted walls and carpeted flooring, creating a contemporary and inviting ambiance. A front facing window floods the space with natural light, further enhanced by a ceiling light, giving the room a bright and airy feel. Practical features include power points, a radiator, and a built in wardrobe, providing convenient storage.

## Bedroom Two

**3.132m x 3.729m (10'03" x 12'02")**

This inviting room is finished with stylish grey wallpaper and soft carpeted flooring, creating a comfortable and versatile space. Currently arranged as a home office, it can easily be adapted for use as a generous double bedroom. A large rear facing window floods the room with natural light, complemented by a ceiling light that enhances the bright and welcoming atmosphere. An integrated wardrobe provides practical storage and discreetly houses the boiler, while a radiator ensures year-round comfort. Multiple power points add further convenience, making this room both functional and flexible.

## Bedroom Three

**3.153m x 3.443m (10'04" x 11'03")**

This well appointed third double bedroom is finished with pink and blue painted walls and carpeted flooring, creating a warm and inviting atmosphere. A rear facing window fills the room with natural light, while a wardrobe provides practical storage. Additional features include power points, a ceiling light, and a radiator, ensuring comfort and convenience.

## Rear Garden

This superb, generously sized rear garden is predominantly laid to lawn and features a spacious wooden decking area, all fully enclosed by fencing for added privacy. Gated side access provides convenient entry to the front of the property. The garden also includes a wooden shed and a charming summer house, both included in the sale. Perfect for relaxing, entertaining, or enjoying al fresco dining, this outdoor space offers a tranquil retreat for family and friends.

## Additional Items

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

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 418899.

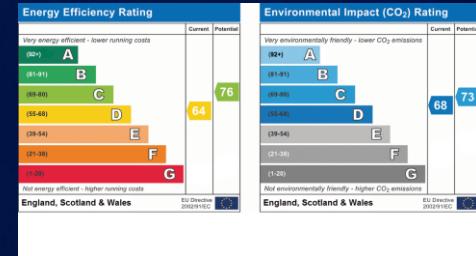
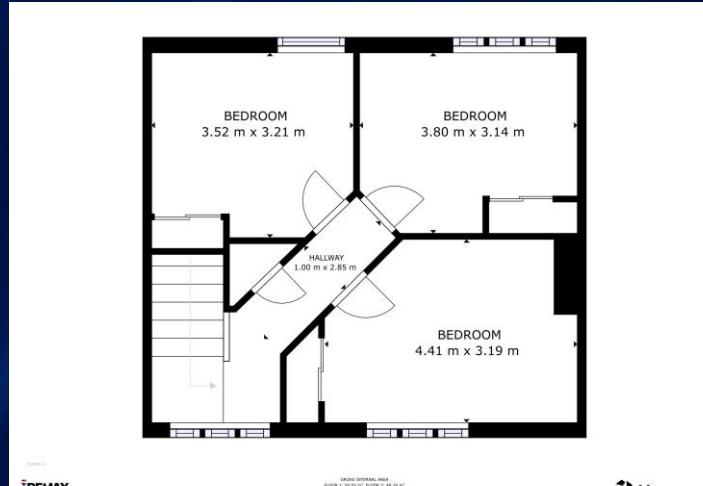
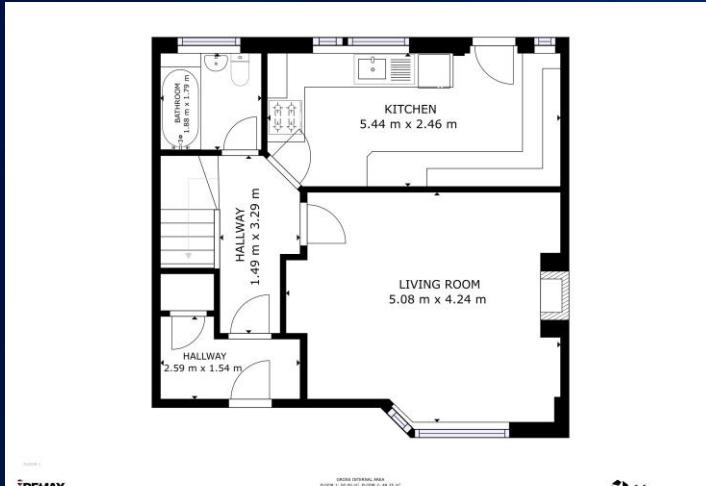
## INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold



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