

# 56 Niddry Road

WINCHBURGH, WEST LOTHIAN, EH52 6SA



*2 BED SPACIOUS LOWER VILLA WITH  
LARGE PRIVATE GARDEN AND DRIVEWAY*



01506 537 100



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this two-bedroom lower villa in Winchburgh, offered in true walk-in condition. The property enjoys excellent views of scenic green landscapes to the rear. There is convenient access to local bus services, trams, and Uphall train station, offering excellent connections to both Edinburgh and Glasgow..

Internally, the property features a well-appointed kitchen/dining area with integrated appliances and ample storage. The bright and spacious living room benefits from a large window that floods the space with natural light, offering flexibility for various furniture arrangements.

## The Property





Both double bedrooms are generously proportioned, while the modern bathroom includes a stylish three-piece suite. The property is finished with elegant, neutral décor throughout.

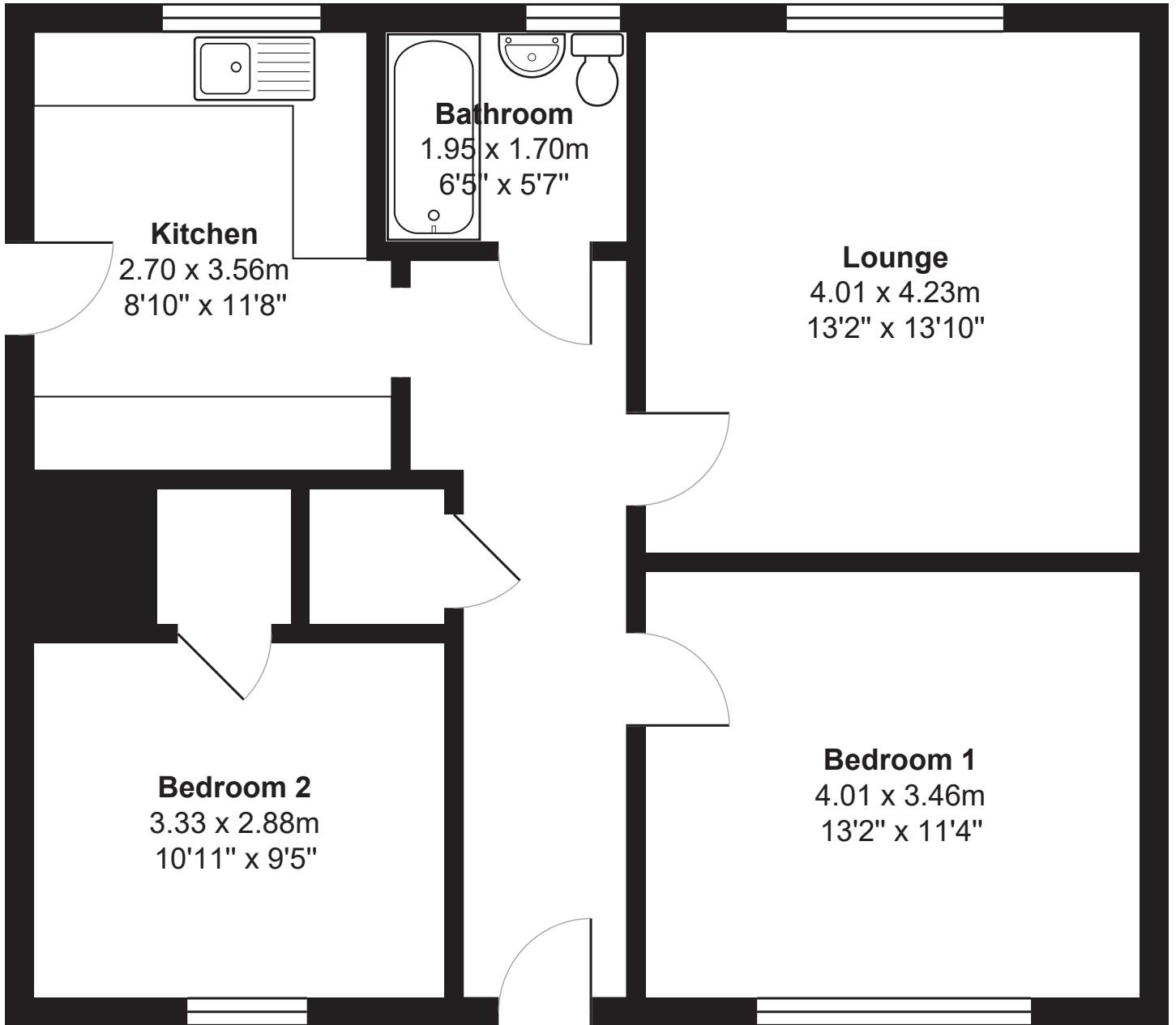




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>

EPC Rating: C



Externally, the home is enhanced by a driveway, a front garden, and a substantial private rear garden. This is a rare opportunity to acquire a charming property in a highly sought-after location.







Nestled alongside the picturesque Union Canal and surrounded by tranquil countryside, Winchburgh offers a peaceful village setting just 12 miles from Edinburgh. The village provides excellent amenities, including a newly built primary school with an adjoining nursery, two secondary schools, a sports hub with a swimming pool, a community centre, two Sainsbury's stores, local shops, eateries, a hotel, a butcher, a Post Office, a medical centre, and a pharmacy. Nearby towns such as Broxburn, South Queensferry, and Kirkliston offer additional facilities. Recreational options include golf and bowling clubs, as well as the Union Canal's scenic cycle path.

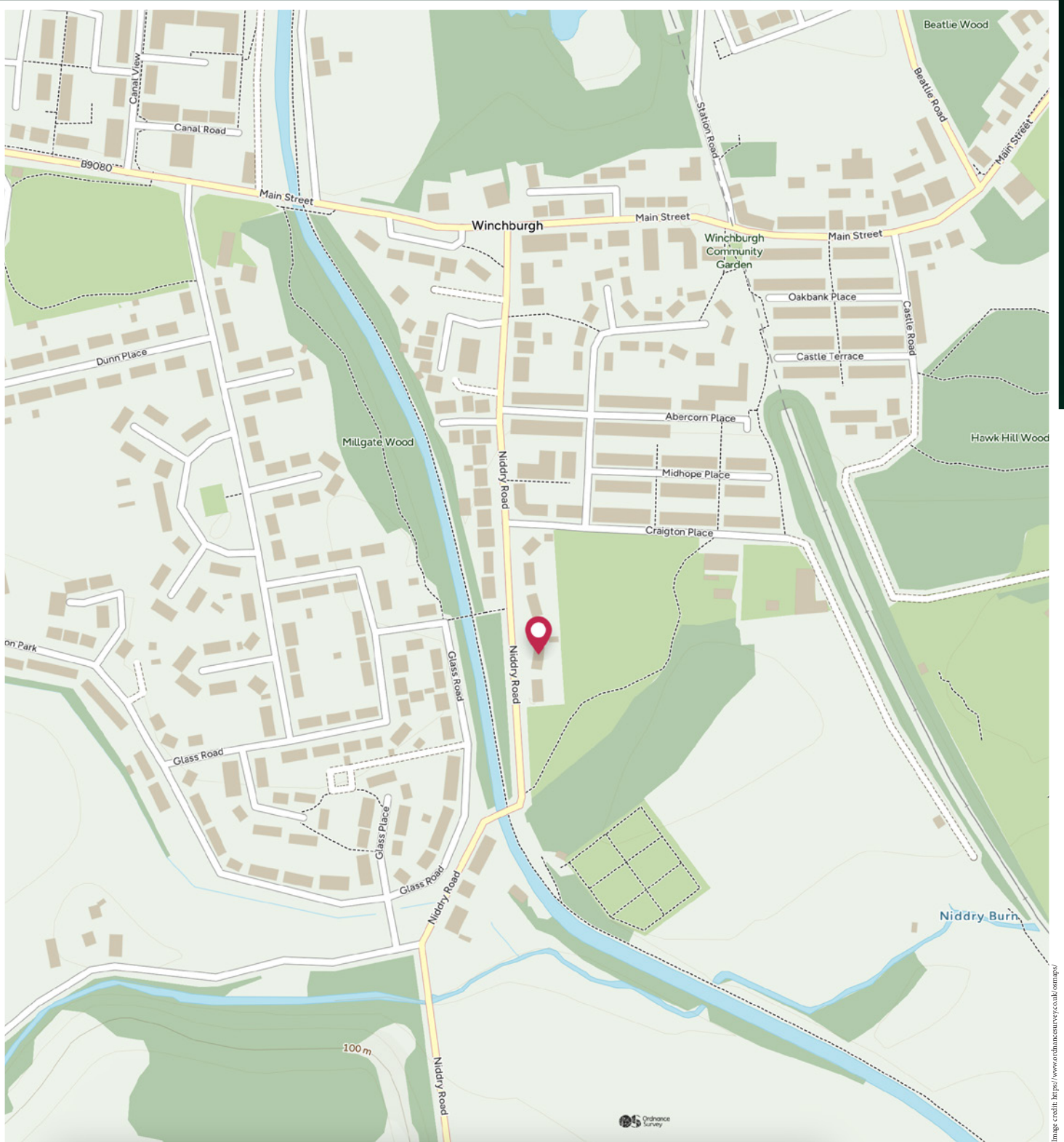
Winchburgh is ideal for commuters, with regular bus services to Edinburgh city centre, excellent access to major road networks, and proximity to Edinburgh International Airport. Exciting redevelopment projects are underway, including a canal-side marina and an adventure water park at Daisy Park.

## The Location

Winchburgh's £1 billion development plan promises an exciting future for this vibrant and growing community.

With excellent day-to-day amenities and transport links, while being just a short drive from Edinburgh, the property is sure to appeal to a variety of purchasers, including first-time buyers and those looking to downsize. Viewing is highly recommended.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01506 537 100

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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