



43 Beatlie Road, Winchburgh

Offers Over £290,000

43 Beatlie Road

Winchburgh

Beatlie Road is situated within a modern and highly desirable residential development in Winchburgh, this beautifully presented three bedroom townhouse offers bright, stylish accommodation over three levels and will appeal to a wide range of buyers including families, professionals and those seeking flexible living space.

Upon entering the property, you are welcomed into a bright and well finished entrance hallway which immediately sets the tone for the home with its crisp white décor, elegant wall panelling and soft carpeting underfoot. The space feels both modern and inviting, while also providing access to the main ground floor accommodation and staircase.

Positioned to the front of the property is the lounge. This is a comfortable and well proportioned space, finished in neutral tones with plush carpeting, creating a warm and relaxing environment. A large window floods the room with natural light, enhancing the sense of space and contributing to the room's bright and welcoming atmosphere, ideal for both everyday living and entertaining.

Continuing along the hallway, there is a convenient ground floor WC. This room has been finished with striking botanical wallpaper, adding a bold and stylish contrast to the otherwise neutral palette, along with modern fittings and flooring. The hallway also benefits from a useful understairs storage cupboard, ideal for coats, shoes and everyday household items.

To the rear of the property lies the impressive kitchen/dining area, which forms the true heart of the home. This bright and spacious area is finished with modern wood effect flooring and fitted with a range of sleek neutral wall and base units complemented by generous worktop space. Integrated appliances are neatly incorporated, while a grey tiled splashback adds a clean, contemporary finish. There is ample room for a dining table, making this an excellent space for family meals and entertaining. A feature wallpapered wall adds character, and French doors to the rear allow natural light to flood the space while providing direct access to the garden.

The staircase, finished with soft neutral carpeting, leads to the first floor landing which continues the home's clean and cohesive decorative style.



From the landing, Bedroom 2 is positioned to the front of the property and offers a bright and well proportioned room, beautifully presented with soft blue walls, quality carpeting and space for both bedroom furniture and a desk, making it ideal for modern family living, studying or home working. Bedroom 3 is located nearby and is a charming and well-presented room, finished in neutral tones with soft carpeting. The space is enhanced by thoughtful decorative touches, creating a comfortable and inviting environment ideal for a child's bedroom or guest room.

Bedroom 4 is also positioned on this level and provides a further versatile bedroom, currently styled as a child's room. The décor is light and playful, complemented by quality flooring and a bright, airy feel, offering flexibility for a range of uses depending on the buyer's needs.

The family bathroom is also located on this level and is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and WC. Contemporary grey tiling and flooring create a sleek, low maintenance finish, while the overall presentation is bright and fresh.

Continuing up to the second floor, you reach the impressive principal bedroom suite which occupies the entire top level. This is a spacious and beautifully presented room, enhanced by soft carpeting, a stylish feature wall and excellent natural light from Velux windows. The room offers ample space for a large bed and additional furniture, while the layout creates a private and relaxing retreat.

The principal suite further benefits from a modern en-suite shower room, finished with contemporary tiling and fittings, as well as a separate dressing area/walk-in wardrobe which provides excellent storage and adds to the sense of luxury and practicality.

Externally, the property enjoys a fully enclosed rear garden which has been thoughtfully designed for ease of maintenance and outdoor enjoyment. A paved patio area provides the perfect setting for outdoor dining, while the lawn offers space for children or pets. Timber fencing ensures privacy, creating a safe and attractive outdoor space. To the rear of the property, directly behind, there are two allocated parking spaces providing convenient off street parking.



Ideally situated in a highly desirable area of Winchburgh, this home enjoys proximity to a range of local amenities, including a Sainsbury's and Costa, both just a short walk away. Families will appreciate the nearby Winchburgh Primary School and Holy Family RC Primary School, while commuters will benefit from the short drive to Uphall Train Station, providing excellent transport links. Overall, this superb home is presented in true walk in condition, with modern décor, quality flooring and a well-designed layout over three levels. Offering both style and flexibility, it represents an excellent opportunity to acquire a contemporary home within a popular and growing community.

Home Report Value- £300,000

EPC -B

Council Tax Band - E

Square Ft- 1227/114m²

Sale inclusions - White Goods, Light Fittings, Blinds

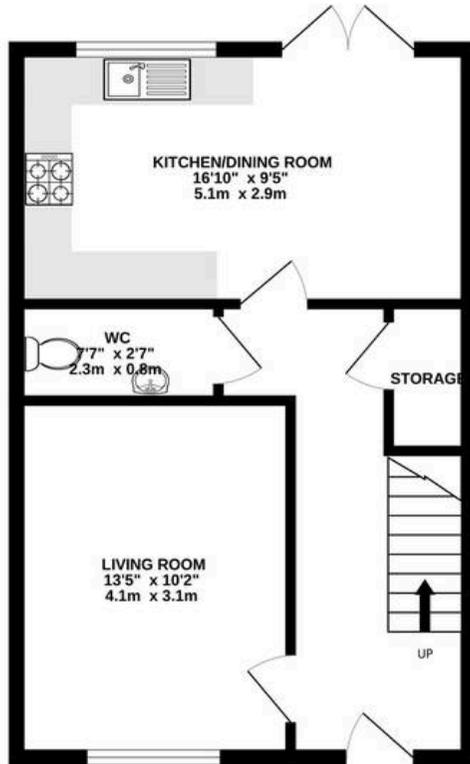
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- Beautifully Presented Three Bedroom Townhouse
- Spacious Accommodation Over Three Levels
- Modern Kitchen/Dining Room With French Doors To Garden
- Stylish Lounge Filled With Natural Light
- Principal Bedroom Suite With En-Suite And Dressing Area
- Two Allocated Parking Spaces To The Rear

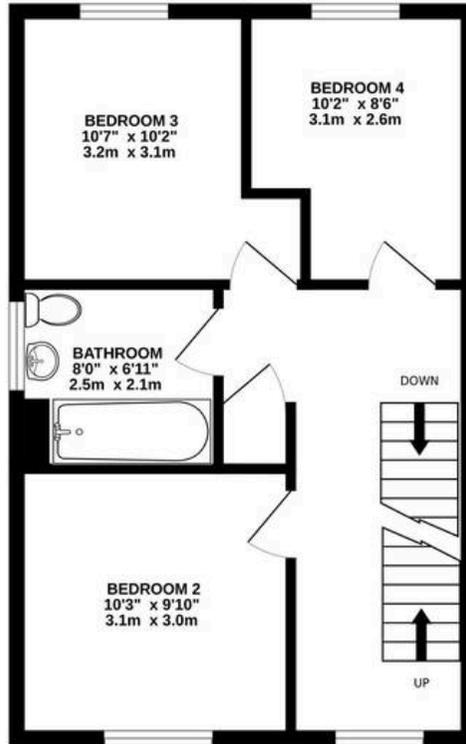




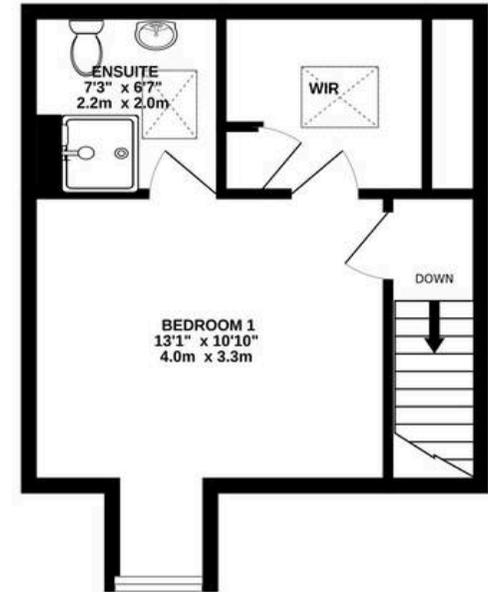
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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