

51 McFarlane Crescent, Winchburgh, EH52 6ZU



Description

The Darroch balances sociable and private living areas with ease. A welcoming lounge sits at the front of the home, while the rear opens into a spacious open-plan kitchen, dining and family area filled with natural light and garden views. A utility room adds everyday practicality. Upstairs, five bedrooms provide exceptional flexibility. Two include en-suite facilities and bedrooms one and two benefit from fitted storage, allowing the home to evolve with the needs of growing families or those working from home.

Features

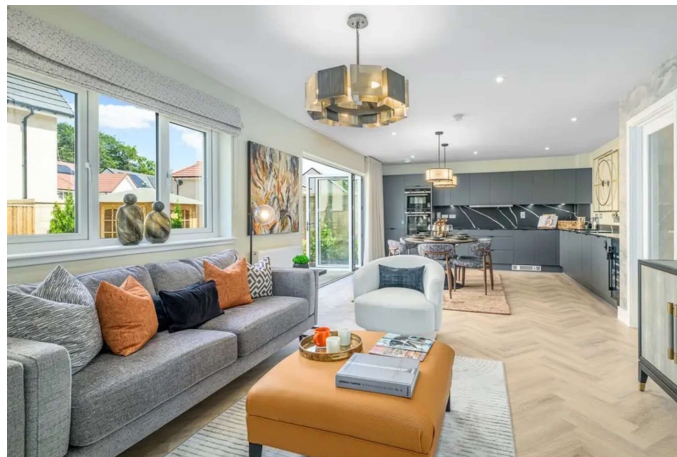
- Located as part of an exciting new community
- Prime location in the town, which includes quick access to the new M9 junction (connecting you to Edinburgh Airport, into Edinburgh and beyond)
- Excellent living space connecting to the garden, plus plentiful storage space throughout
- The everyday is on your doorstep, with shops, parks, new schooling and eateries within Winchburgh, including the new Marina, plus cycling routes are nearby
- Enjoy peace of mind: Cala's signature five star customer service, 10 year NHBC warranty and 2 years after sales service
- Quality specification throughout, including integrated appliances

Images are for illustrative purposes and layouts may vary depending on the individual plot

EPC Rating: B

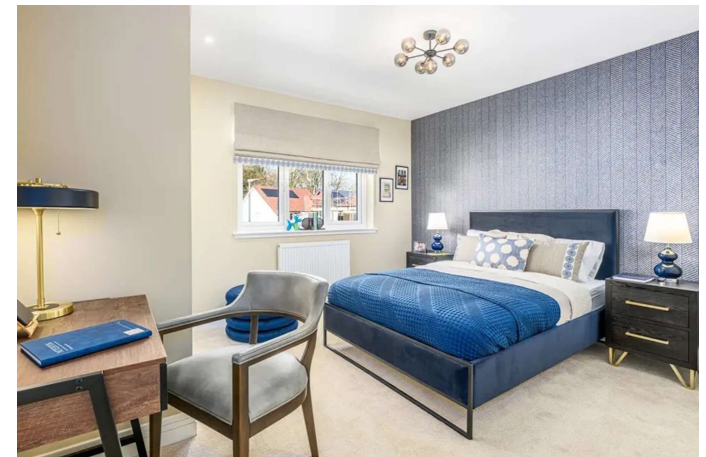
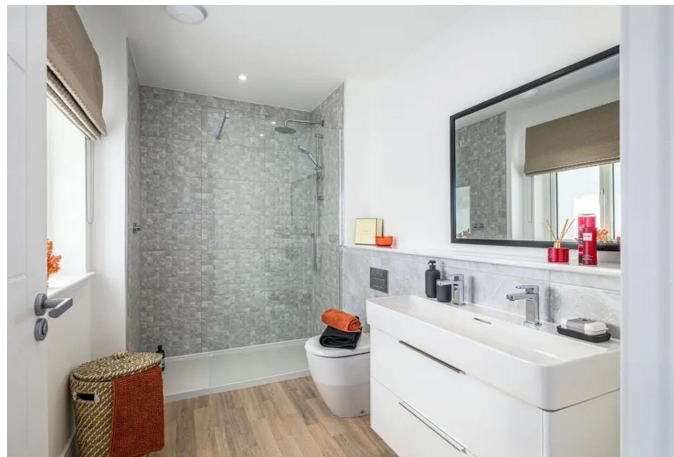
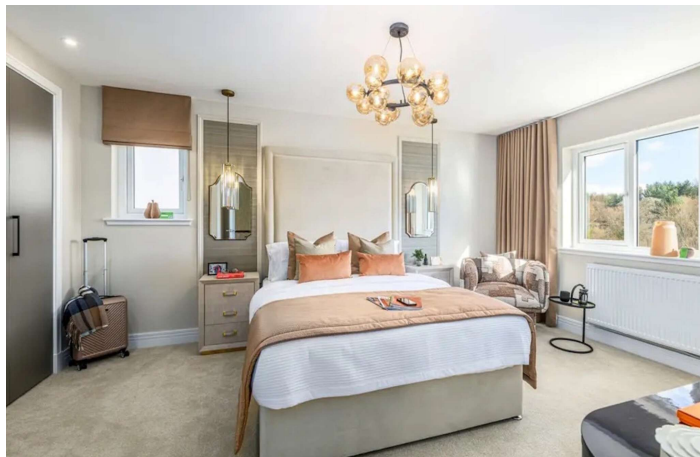
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Undergoing a major expansion project, the charming village of Winchburgh offers the best of both worlds: a relaxed rural haven within easy reach of the capital. Situated approximately ten miles west of Edinburgh city centre and enveloped by rolling hills and rich green pastures, Winchburgh offers no shortage of outdoor activities including a network of walking and cycle routes throughout the dense countryside or along picturesque Union Canal. Winchburgh is also home to the historic tower house Niddry Castle, with prestigious Niddry Castle Golf Club within its grounds. Much of Winchburgh's charm lies in its increasingly rare village ambience and thriving local community. The village boasts a remarkable range of services and amenities (which continue to expand) including independent shops and eateries, a post office, hotel, pharmacy, and a medical centre, plus a community centre offering a varied programme of clubs and classes for all ages. Early years, primary, and secondary education are provided locally too. Winchburgh is also popular with commuters thanks to its ideal location between the M8 and M9, as well as its proximity to Edinburgh Airport and the Queensferry Crossing. Plus, the village has good public transport services, including frequent bus services into Edinburgh, as well as nearby Linlithgow, Broxburn, Falkirk, and South Queensferry.

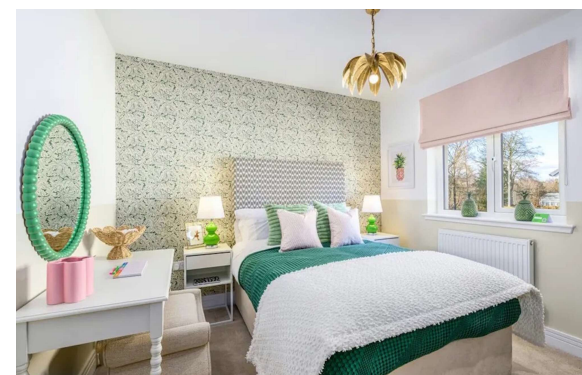
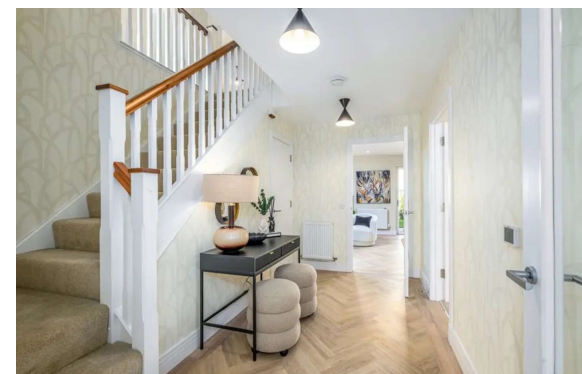




Ground floor



First floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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