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Offers Over
£350,000

42 Millcraig Place

Winchburgh | West Lothian | EH52 6WH

Forming part of a highly sought-after modern development in the popular village of Winchburgh, this beautifully presented detached four bedroom villa with driveway, garage and good sized private gardens is ideally placed for local amenities, schooling and has excellent commuting links via the nearby motorway network, making this property a perfect choice for commuters travelling to Edinburgh and beyond. Presented in move-in condition.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Garage & Driveway
-  Private Gardens
-  EPC Rating – C
-  Council Tax Band – E



Description

The accommodation in brief comprises; welcoming entrance hallway, generously proportioned and light reception room, contemporary fitted kitchen with integrated appliances open plan to dining area with French doors providing direct access to the private south facing rear garden, useful utility room with door to rear and downstairs WC, light and airy principal bedroom with modern en-suite shower room, three further well proportioned bedrooms offer flexible accommodation for family living, guests or dedicated home-working space and a family bathroom with shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings, light fittings and blinds will be included in the sale together with the integrated appliances in the kitchen. Most items of furniture may also be available by separate negotiation.

Gardens, Driveway & Garage

To the front of the property lies a driveway providing off-street parking and access to the single garage with up and over door. To the rear, there is a good sized beautifully maintained, south facing private garden, the ideal space to enjoy outside dining/relaxing.

Viewing

Please contact Neilsons on 0131 625 2222.





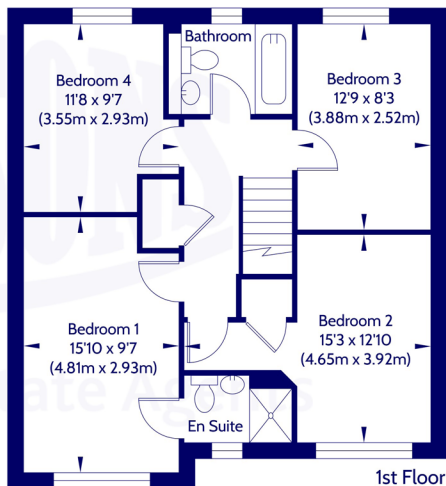
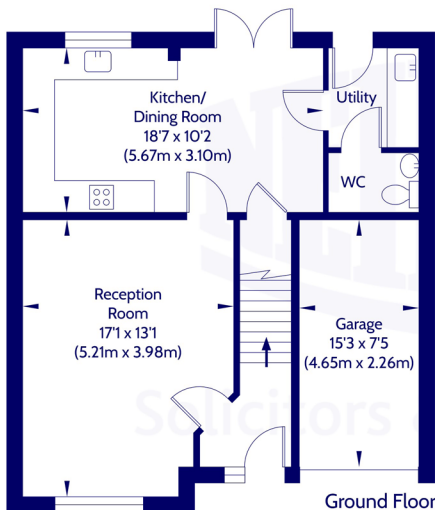
Location

Winchburgh is a growing and well-connected community to the west of Edinburgh, combining modern family living with an expanding range of amenities, excellent schooling and attractive outdoor spaces. The village offers everyday shopping including Sainsbury's and a range of local businesses, cafes and services, while the education campus provides modern primary and secondary schooling alongside the Winchburgh Sport & Wellbeing Hub, with its swimming pool and sports facilities. Outdoor recreation is also well catered for, with the Union Canal, Winchburgh Marina and nearby green spaces providing attractive routes for walking and cycling. The marina has become a focal point within the growing community, while local clubs, leisure facilities and play areas add to the village's family friendly appeal. For commuters, Winchburgh is conveniently positioned for Edinburgh and the wider central belt, with regular bus services and easy access to the M8/M9 motorway network, Edinburgh airport and the major employment areas to the west of the capital. Linlithgow, South Queensferry, Livingston, Kirkliston and Broxburn are all readily accessible, providing a wider choice of shopping, dining and leisure amenities.





Approx. Gross Internal Floor Area 112 Sq M / 1210 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from West Lothian Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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