



Solicitors & Estate Agents



Offers Over

£175,000

109 Craigton Place

Winchburgh | West Lothian | EH52 6RW

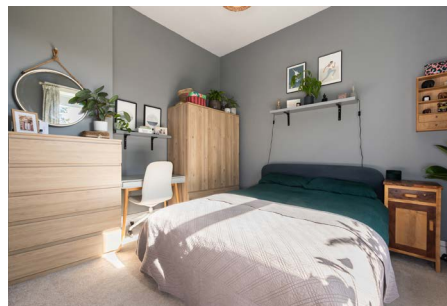
This immaculately presented terraced cottage is a wonderful home, offering generously proportioned accommodation, wonderfully high ceilings and a bright and welcoming feel throughout. Ideally situated in the popular village of Winchburgh, the property is presented in excellent move-in condition and would make an ideal home for a range of buyers.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

The spacious sitting room is a bright and comfortable room, featuring attractive wooden flooring and a stylish wood-burning stove which creates a lovely focal point. There is ample space for a dining table and chairs, creating a convenient dining area within the room. The modern kitchen is fitted with crisp white units, wood surfaces and attractive grey tiling. A door leads directly to the rear conservatory, providing a lovely additional space to sit and relax while enjoying views over the garden. There are two good-sized double bedrooms, both offering generous space for free-standing bedroom furniture. The recently renovated bathroom is fully tiled and fitted with a contemporary white three-piece suite, with a shower over the bath, chrome heated towel rail and useful vanity storage. A large cupboard off the hallway provides excellent additional storage, while the attic offers further useful space and potential for conversion to create additional accommodation, subject to the necessary consents and permissions being obtained.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from a neatly maintained, sunny rear garden, providing a pleasant private space to enjoy. The front garden has an open outlook towards the adjoining local park, adding to the property's appealing setting. Free on-street parking is available within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

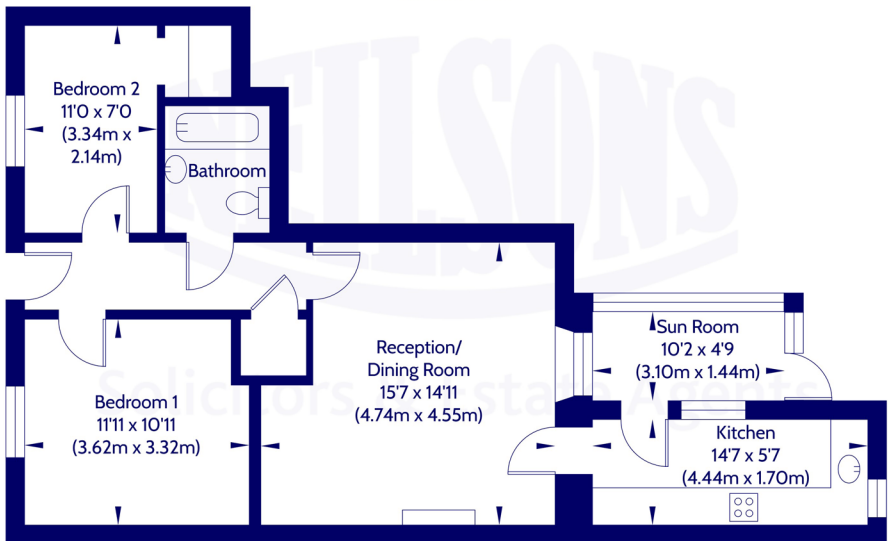
Craigton Place is situated within the popular and rapidly developing village of Winchburgh in West Lothian, approximately 10 miles west of Edinburgh. The village offers a growing range of local amenities, including shops, cafés, nursery and primary schooling, alongside attractive parks, play areas and walking routes. Winchburgh is particularly well placed for commuters, with excellent road connections to Edinburgh, Glasgow, Stirling and the wider Central Belt via the M9 and M8 motorway networks. The nearby railway station provides regular services to Edinburgh and Glasgow, making the area an increasingly popular choice for those looking to combine village living with convenient access to the city. The neighbouring town of Broxburn provides a wider range of everyday amenities, while Livingston is also within easy reach and offers extensive shopping, leisure and entertainment facilities. Edinburgh Airport is approximately 8 miles away.





Approx. Gross Internal Floor Area 67 Sq M / 721 Sq Ft.

Ground Floor



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 City of Edinburgh 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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