NEILSONS

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Fixed Price

£360,000

25 Cannon Street

Winchburgh | Edinburgh | EH52 6WN

Spacious detached family house located in an established modern development within the popular West Lothian town of Winchburgh. The property benefits from a delightful private rear garden, garage and double width driveway.

- 4 bedrooms
- 2 public rooms
- 2 bathrooms
- Driveway and garage
- Private front and rear gardens
- EPC rating – C
- Council tax band- F



Description

Offering well-proportioned and flexible accommodation, this impressive 4/5 bedroom detached family house is complemented by a lovely enclosed private rear garden, garage and a large driveway to the front with parking for two cars.

The ground floor comprises – welcoming spacious entrance hallway with stairway to the upper level, sitting room, well appointed modern kitchen/dining room which has been fitted with an excellent range of white base and wall units with a large dining area and French doors opening out into the garden, dining room/bedroom 5 also providing access to the garden. Rounding off the ground floor you have a convenient downstairs WC and good storage cupboards.

On the upper level there is a spacious principal bedroom with built-in wardrobes and en-suite shower room, three further double bedrooms and the family bathroom with four-piece white suite.





Extras

All fitted floor coverings, blinds, light fittings, double oven, hob, extractor hood, fridge/freezer, washing machine and dishwasher are included in the sale price. The garden shed is also included.

Gardens and Parking

To the front of the house is an area of lawn, bordered by hedgerow together with a monobloc drive and single garage. To the rear of the house is a generously sized, fully enclosed south facing private garden, which has been laid to lawn with a patio area.

Viewing

By appointment through Neilsons (0131 625 2222).









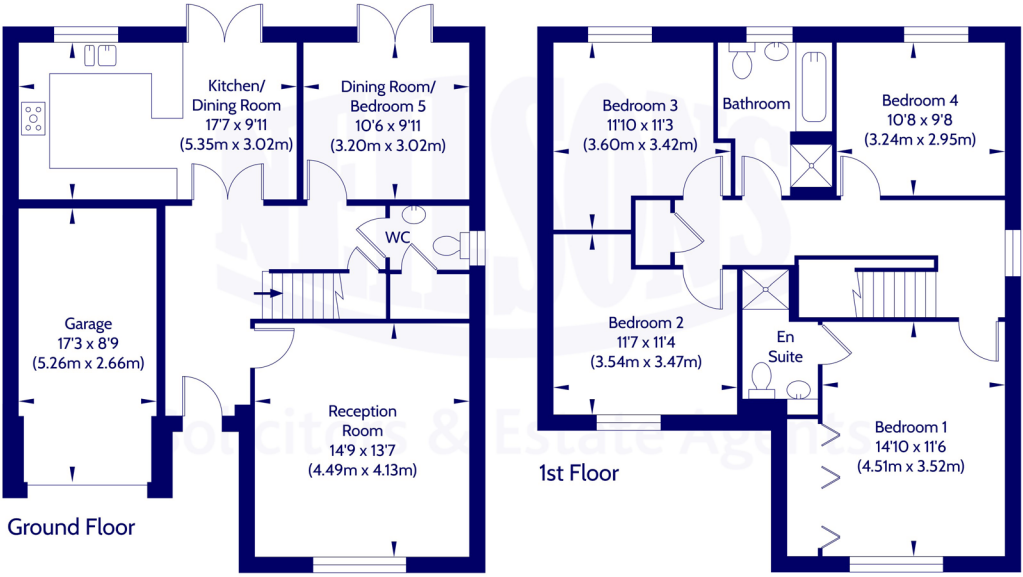
Location





The property is situated within the popular West Lothian village of Winchburgh, bordered by open countryside and within easy reach of everyday shops and services. The town is part of an ambitious £1 billion regeneration project that is transforming the area with new homes, schools, green spaces and amenities. Residents can also enjoy nearby outdoor attractions such as Auldcathie Park, a local green space perfect for walks, play areas and relaxing outdoors, as well as scenic routes along the Union Canal, which offers peaceful waterside paths ideal for walking, cycling and enjoying the surrounding countryside. A wider selection of amenities can be found in the neighbouring towns and villages of Kirkliston, South Queensferry, Broxburn and Linlithgow. For a more extensive range of high-street retailers, Almondvale Shopping Centre and McArthurGlen Designer Outlet in Livingston, along with Hermiston Gait Retail Park and the Gyle Shopping Centre in Edinburgh, are all within easy commuting distance. This is an excellent location for commuters, with convenient access to Glasgow, Edinburgh and Stirling via the nearby M8 and M9 motorway networks

Approx. Gross Internal Floor Area 137 Sq M / 1467 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 City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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